Cockburn Central Town Centre Design Guidelines

CockburnCentral
TOWN CENTRE

CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN

APPROVED

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Contents

1. Introduction

1.1 Vision

The vision for Cockburn Central Town Centre is to create a new transit focused Regional Centre for the south metropolitan area. With the new Cockburn Central station located adjacent to the town square, there exists an outstanding opportunity to offer commercial activity, recreation, employment and housing choice with excellent accessibility to the surrounding region for this rapidly growing community. The key principles for development at Cockburn Central Town Centre are:

- To develop a transit oriented hub in accordance with Directions 2031 that is directly serviced by the southern suburbs railway line linked to a regional bus terminus and providing good access for pedestrians and cyclists.
- To deliver a town centre which is a vibrant place to live, work and visit with high quality public spaces.
- To create a unique and successful urban environment through quality architectural, urban and landscape design.
- To be an exemplar of sustainability and design both as an overall town centre and with individual building designs.

1.2 Site and Project Context

The Cockburn Central Town Centre site is located 23km south of the Perth central business district. The 12ha site is located west of the Kwinana Freeway, north of Beeliar Drive, south of the proposed North Lake Road extension, and east of the proposed 25ha Cockburn mixed use and recreational precinct that will comprise, passive and active recreational open space, as well as residential development, some retail and commercial development and the City of Cockburn aquatic facility.

Strategic planning for the south west corridor, undertaken over the past decade, has identified the Cockburn Central Town Centre locality as an important regional centre. Residential development in this area of the south west corridor is proceeding at a rapid rate. The population within a 5km radius of the Cockburn Central Regional Centre is projected to nearly double to 122,500 in 2020. The Centre is expected to serve a population of approximately 190,000 people within a 10km radius.

Within this context of fast growing population, there is significant surrounding existing industry, new industrial infrastructure planned, Perth's second airport and surrounding community attractions.

A coordinated and integrated approach to planning transport, retail, service, business, industrial, residential and recreational land uses will magnify the success of this much needed Regional Centre to support the complimentary business services which the surrounding hinterland demands.

Cockburn Central Town Centre will be a Directions 2031 demonstration project. High quality architecture and quality public spaces will aim for new sustainability benchmarks. Vibrant main streets with a diverse blend of uses including retail, commercial and residential will ensure that Cockburn Central Town Centre will develop into a real town, becoming a social and economic centre for the surrounding region.

Cockburn Central Town Centre Context Plan

Cockburn Central Town Centre Masterplan

2. Structure and Purpose of Design Guidelines

2.1 Purpose

The Design Guidelines, which have been adopted as a Detailed Area Plan by the City of Cockburn, have been prepared to guide development within the Cockburn Central project, which will be referred to as the 'Cockburn Central Town Centre'. The aim of the Design Guidelines is to deliver a functional, sustainable, lively, integrated and attractive activity centre. It should be noted that the Detailed Area Plans and Design Guidelines are the same document and therefore have the same meaning throughout this document.

2.2 Structure

The Design Guidelines have been structured to include the following three elements for each design issue to assist proponents in preparing their designs and applications.

DESIGN OBJECTIVES

The objectives outline the design intent or philosophy underpinning the mandatory and best practice criteria and explain the desired outcome achieved by them.

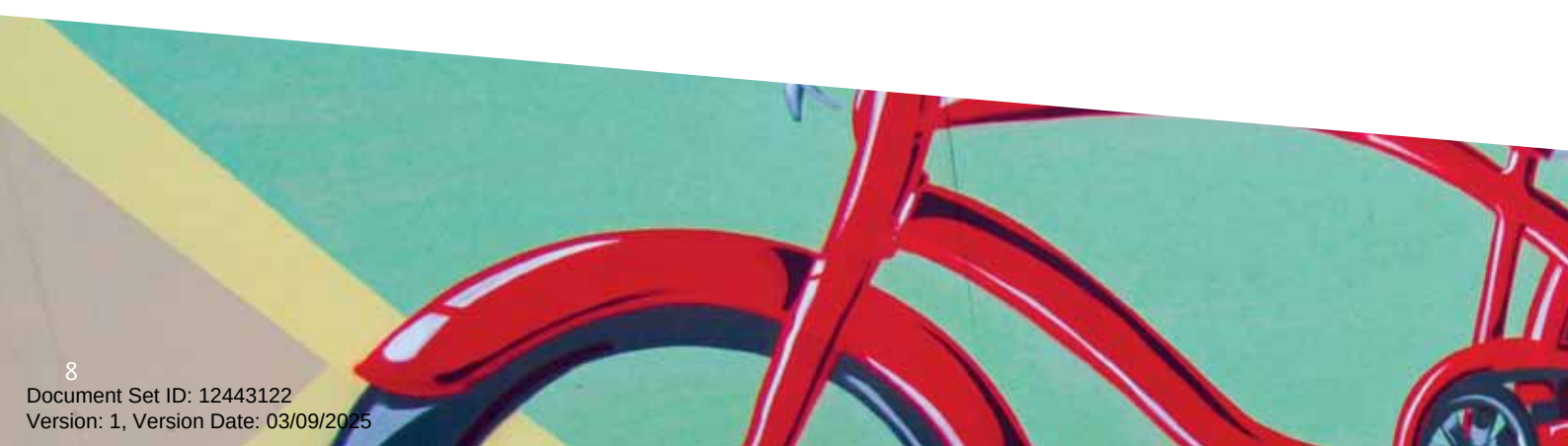
MANDATORY DEVELOPMENT CONTROLS

The mandatory criteria of the Design Guidelines must be met in the design for all development proposals. They will collectively ensure that Design Objectives are met. Applicants may provide alternative design solutions if it can be demonstrated to the City of Cockburn and the Cockburn Central Design Guideline Review Panel's satisfaction that the Design Objectives are clearly met or exceeded.

DESIGN GUIDANCE

The Design Guidance section recommends some additional measures by which a proposal can achieve a higher level of sustainable design, community interaction and/or architectural character.

The aim of the Design Guidelines is to deliver a functional, sustainable, lively, integrated and attractive activity centre.



2.3 Relationship to other Planning Instruments

These Design Guidelines (adopted as a Detailed Area Plan by the City of Cockburn) will be used by the Design Guideline Review Panel in conjunction with the City of Cockburn, as the primary criteria for assessing compliance and providing endorsement, prior to the City of Cockburn (and Development Assessment Panel, if applicable) providing final approval, or otherwise, for any DA.

The guidelines are designed to facilitate a high standard of sustainable mixed use development and high quality aesthetics within the town centre and should be read in conjunction with:

NATIONAL CONSTRUCTION CODE

All construction must comply with the current National Construction Code.

TOWN PLANNING SCHEME

Under the City of Cockburn Town Planning Scheme No. 3 (referred to as the Scheme), the zone which applies to Cockburn Central Town Centre is Regional Centre (Development Area 23 – Cockburn Central Regional Centre).

The Town Planning Scheme applies to all development and should be read in conjunction with these guidelines. In particular, there are special provisions which apply to Cockburn Central Town Centre and are specified in Schedule 11 of the Scheme under "DA 23". Most importantly, Provision 6 under this schedule requires all development to accord with the adopted Detailed Area Plan including any incorporated special development controls and guidelines in addition to any other requirements of the approved Structure Plan and of the Scheme. If any provision in the Scheme conflicts with the Design Guidelines, the provisions in the Scheme shall prevail.

CITY OF COCKBURN LOCAL PLANNING POLICIES

All development is to have regard to relevant local planning policies adopted by the City of Cockburn. If any local planning policy conflicts with the Design Guidelines, the provisions of Design Guidelines shall prevail. Where the Design Guidelines are silent, the provisions of the relevant local planning policy shall apply.

2.4 Detailed Area Plans

The City of Cockburn has adopted the Cockburn Central Town Centre Design Guidelines as a Detailed Area Plan in accordance with Clause 6.2.15 of the Scheme. The Design Guidelines should be read in conjunction with the Scheme and local planning policies.

2.5 Structure Plan

The original Cockburn Central Structure Plan (appendix 1.0) was endorsed by the City of Cockburn and the Western Australian Planning Commission (WAPC) in 2007. Whilst the Design Guidelines are primarily intended to influence built form outcomes, the Structure Plan was developed to broadly describe the intended character of the town centre, provide some key directions such as landmark sites and to identify allowable uses. The Regional Centre Use Permissibility table appended to the Cockburn Central Structure Plan outlines the uses that can be considered within the Cockburn Central Town Centre (appendix 2.0).

In accordance with Clause 6.2.15.7 in the Scheme, the Design Guidelines (or Detailed Area Plan) is considered to constitute a variation to the Structure Plan. In other words, it provides greater guidance in terms of achieving the desired form of development for the Cockburn Central Town Centre.

3. Approval Process

All new Development Applications (DA) within the Cockburn Central Structure Plan area will be subject to these Design Guidelines. Minor modifications or changes of use for existing buildings are not subject to this approval process.

Prior to lodgement of a DA, a minimum of three pre-application Design Guideline review meetings will be required as part of the DA process, involving the Design Guideline Review Panel, the City of Cockburn and any specific specialist/s as deemed appropriate by the panel. The Design Guideline Review Panel has the authority to provide endorsement for any variations to the Design Guidelines. Variations to the Design Guidelines will only be granted where such exemptions deliver built form design and sustainability excellence, whilst still meeting Cockburn Central Town Centre objectives.

Once a DA is lodged, it will be assessed by the City of Cockburn planning staff to verify that it meets all applicable standards. Elements not specifically addressed by these standards will be regulated by the Residential Design Codes (R-Codes), the Scheme, National Construction Code and relevant local planning policies. A final DA approval will only be granted by the City of Cockburn (or Development Assessment Panel, if applicable) once the Design Guideline Review panel provides its endorsement that the Design Guideline requirements have been met. The following flow chart illustrates the application process for DA's relative to the Design Guidelines:

To assist project compliance with the Design Guidelines it is a requirement that a preliminary concept design be submitted to the Cockburn Central Design Guideline Review Panel as soon as practicable prior to lodging a DA with the City of Cockburn or undertaking any development on the land.

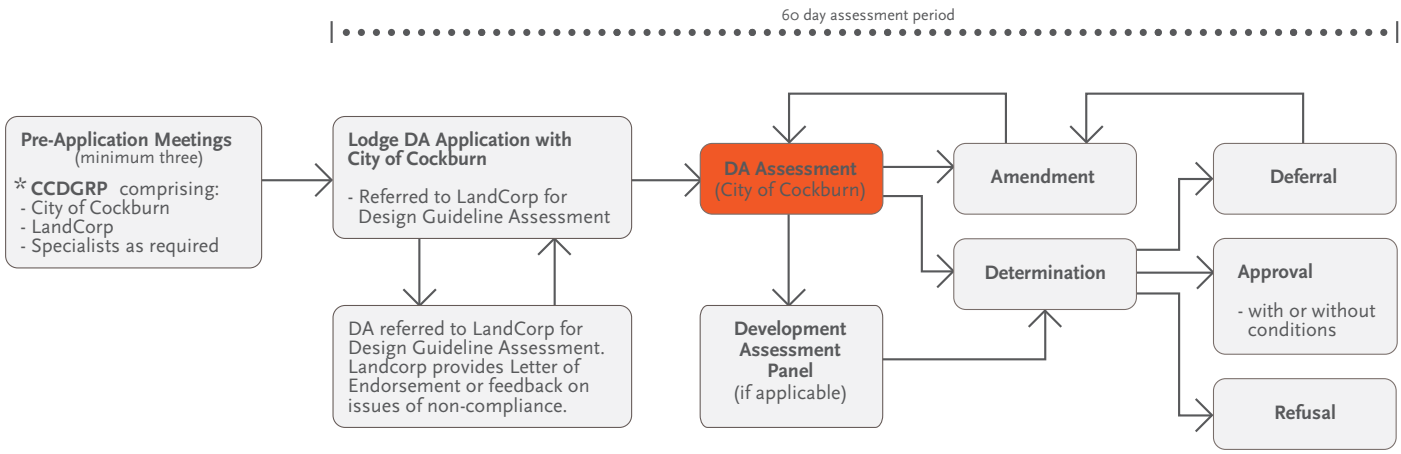
An owner, or their architect or builder, must submit to the Cockburn Central Town Centre Design Guideline Review Panel:

- Two full hard copy sets (A3 maximum size) of all appropriate drawings.

If the proposal is deemed to be noncompliant, the Design Guideline Review Panel will either return the documents with a written explanation of required changes, or schedule a mandatory meeting to discuss acceptable options. There will be no avenue for appeal on any of the Design Guideline Review Panel decisions.

Approval Process Diagram

Development Application (DA) Assessment Process



*CCDGRP - Cockburn Central Design Guideline Review Panel

Once the Design Guideline Review Panel has deemed the plans to substantially achieve ALL the Mandatory Design Criteria or be satisfied with any justified variation, the plans will then be endorsed, a final report with approval (or otherwise) letter attached and one full set returned so that the City of Cockburn or a Development Assessment Panel (if applicable) can determine and complete the Development application.

The Development Assessment Panel may approve or refuse an application regardless of the Design Guideline Review Panel's endorsement.

3.1 Discretionary Clause

An important provision within the Design Guidelines is the opportunity for applicants to secure the vision for Cockburn Central Town Centre through an alternative solution.

The Design Guideline Review Panel may endorse a proposal where the applicant has departed from the mandatory criteria where, in the Design Guidelines Review Panel's opinion, the applicant has demonstrated that the alternative solution is consistent with the town centre vision and principles and meets the intent of the Design Guidelines, mandatory criteria and design guidance.

Compliance with the recommended mandatory criteria does not guarantee endorsement.

The Design Guideline Review Panel may refuse development applications that are considered not to be in keeping with the objectives of the Design Guidelines.

Each development application will be assessed on an individual basis and the endorsement of an alternative solution will not set a precedent for determining other developments.

Variations to the Design Guidelines will only be granted where such exemptions deliver built form design and sustainability excellence, whilst still meeting the Cockburn Central Town Centre Design Guidelines objectives.

Opportunity for applicants to secure the vision for Cockburn Central Town Centre through an alternative solution.

4. Climate

Cockburn Central Town Centre, as part of the Perth Metropolitan area is classified as Zone 5 – Warm Temperate and enjoys a Mediterranean climate with cool, wet winters and hot, dry summers. Summer temperatures can reach as high as 45°C, but average at around 29°C during the day and 17°C at night.

In winter, temperatures average around 16°C during the day and 9°C at night. The wettest month of the year is July, and the average yearly rainfall is around 880mm.

The main climate characteristics relevant to Cockburn Central Town Centre are:

- A low diurnal (day/night) temperature range near coast to high diurnal range inland.
- Four distinct seasons. Summer and winter can exceed human comfort range. Spring and autumn are ideal for human comfort.
- Mild to cool winters with low humidity.
- Hot to very hot summers with moderate humidity.
- Cockburn Central Town Centre regularly benefits from afternoon summer sea breezes.

In order to create a sustainable approach to development at Cockburn Central Town Centre it will be desirable that buildings are designed to respond to their environment. This will provide an amenable micro-climate for habitation while minimising the ongoing energy consumption.

By designing buildings in accordance with solar passive design principles and ensuring solar protection shall is provided to all east and west facing glazing, a good level of comfort will be achieved for residents.

Buildings should be oriented, where possible, to maximise north facing glazing, and minimise those facing east and west with high thermal mass solutions and high insulation levels.

Adjustable shading devices provide solar protection and convective ventilation and heat circulation is encouraged.

Shading devices are encouraged.

5. Urban Design

Immediate access to public transport, including the Southern Suburbs Railway line, is a defining feature of Cockburn Central Town Centre. This proximity offers an opportunity for a unique arrangement of town square, known as 'The Siding', along with connected main streets which are designed to achieve the character of a bustling commercial centre with a high level of pedestrian activity, slow moving traffic, a rich mix of uses and comfortable sheltered sidewalks where people gather.

The quality of the public realm is a key determinant in creating this vibrant, pedestrian friendly, safe and attractive town centre. The design philosophy of Cockburn Central Town Centre is to develop a central multi functional, social and vibrant town square with highly connective pedestrian, vehicular and public transport networks.

Due to surrounding road networks, Cockburn Central Town Centre is somewhat isolated from Gateways shopping centre. Although safe pedestrian and cyclists routes will be encouraged between the town centre and shopping centre, the town centre will more directly relate, connect and have strong pedestrian linkages with the future Cockburn Central Town Centre west area, west of Midgegooroo Avenue. Future development in this area will deliver passive and active recreation, community and sport facilities and quality mixed use development.

These Design Guidelines encourage development to acknowledge this important area to the west and to actively link into it.

5.1 Interface with the Public Domain

The town square known as The Siding will be the main focus of activity at Cockburn Central Town Centre , offering a place for small events, as well as a casual outdoor meeting place for commuters, residents, workers and visitors. 'The Siding' will integrate seamlessly with existing streets ensuring strong connections within the town centre.

Junction Boulevard and Signal Terrace are to be prioritised as the highest order mainstreets within the town centre, strongly linking the train and bus station to future development west of Midgegooroo Avenue. This prioritisation should be reinforced by the amount of activity, immediate and future, convertibility and frontage design which frame these important public spaces. Land uses at ground level should also encourage activation. Street spaces shall accommodate the key movement desire lines for pedestrians as indicated in figure 2.0.

Prioritised public spaces require different responses from the buildings fronting them to maximise benefit to adjacent public and private domains. Hierarchy of the Public Realm is outlined in Figure 1.0.

Hierarchy of the Public Realm is outlined in the diagram below.

Figure 1 – Public Realm Heirachy

Objectives:

- To establish and reinforce The Siding's position as the highest order public space at Cockburn Central.
- Provide a hierarchical but cohesive system of landscaped streets and public spaces that give expression and character to the public domain by appropriate responses from the buildings fronting them.
- To enhance the perceived sense of safety of public spaces through positive passive surveillance.
- Ensure Junction Boulevard takes on the role of the highest order mainstreet, strongly linking the station to the western open space and community facilities, and reflected in the buildings fronting this street.
- Ensure Linkage Avenue takes on the role of secondary mainstreet and this is reflected in the buildings fronting this important street.

Figure 2 – Pedestrian Movement

Mandatory Development Controls:

- Buildings shall address the public domain. Blank walls to the public domain interface are not permitted.
- The final form and function of buildings which form the 'urban frame' to The Siding and mainstreets must directly address the public domain. They should ensure both civic quality and suitability for each particular site with a focus on the interface and activation of the adjacent public realm, reflecting their hierarchical role as outlined in Figure 1.0.

Design Guidance:

- Consider the way in which all buildings address the public realm - buildings shall appear open and accessible, while private/ residential buildings need to use architectural language which communicates privacy without appearing too 'closed'.
- Ground level courtyard apartments are encouraged in single use residential buildings.
- Upper level balconies that project into the development frontage and overlook the public realm are encouraged. (See section 7.1)

Cockburn Central Town Centre will be a Directions 2031 demonstration project.

5.2 Precinct Context

Development should improve, acknowledge and be responsive to surrounding development. New development should encourage walking and cycling, integrating the town centre more successfully into the fabric of existing development.

Linkages to the future open space area and recreational facilities to the west of the town centre are particularly important, as are connections to the bus terminus and train station.

Objectives:

- Create a considered and thoughtful approach to individual development which clearly acknowledges its context, fully contributing to an integrated town centre.
- Ensure where appropriate that development complements and corresponds to neighbouring or abutting built form through consideration of form, detail and application of materials.

Mandatory Development Controls:

- Design of individual sites must be responsive to neighbouring sites, the existing context and the public realm, and provide a positive contribution to the project area as a whole.

Design Guidance:

- Consider new development in terms of existing and surrounding context. Consider building heights, land use, entry and exit points, transport, servicing, access to light and ventilation.

5.3 Built Form

Building types envisaged for Cockburn Central Town Centre correspond with a medium to high-density urban character and includes mixed use building types and a range of multiple dwelling residential living opportunities. Buildings will generally have a nil setback for the lower three floors and upper levels appropriately set back to assist with creating a human scale at ground level and maximising sunlight in the public realm.

Irrespective of building type, each building is required to address the street and/or public realm in a manner that promotes visual interest, variety and fine-grained form. Entrances, balconies and openings should create an engaging building edge that encourages interaction between people within the building and the public realm.

Objectives:

- To provide a range and variety of residential, retail, commercial and office accommodation in a medium to high density urban character.

5.4 Development Diversity

Through its position as a town centre site located adjacent to a railway station and well established shopping centre, the project will be an important part of Perth's future urban fabric. The project will provide a residential and commercial offer which is intrinsically different and unique and yet builds upon the momentum of the nearby Gateway shopping centre. The point of difference for Cockburn Central Town Centre will be its focus on smaller scale commercial uses such as unique restaurants, cafes, small bars and alternative retail and commercial, including home office uses. Such small scale active uses will bring vitality to the town centre.

A range of dwelling types and sizes, as well as opportunities for commerce and retail are required in order to complement and invigorate the area.

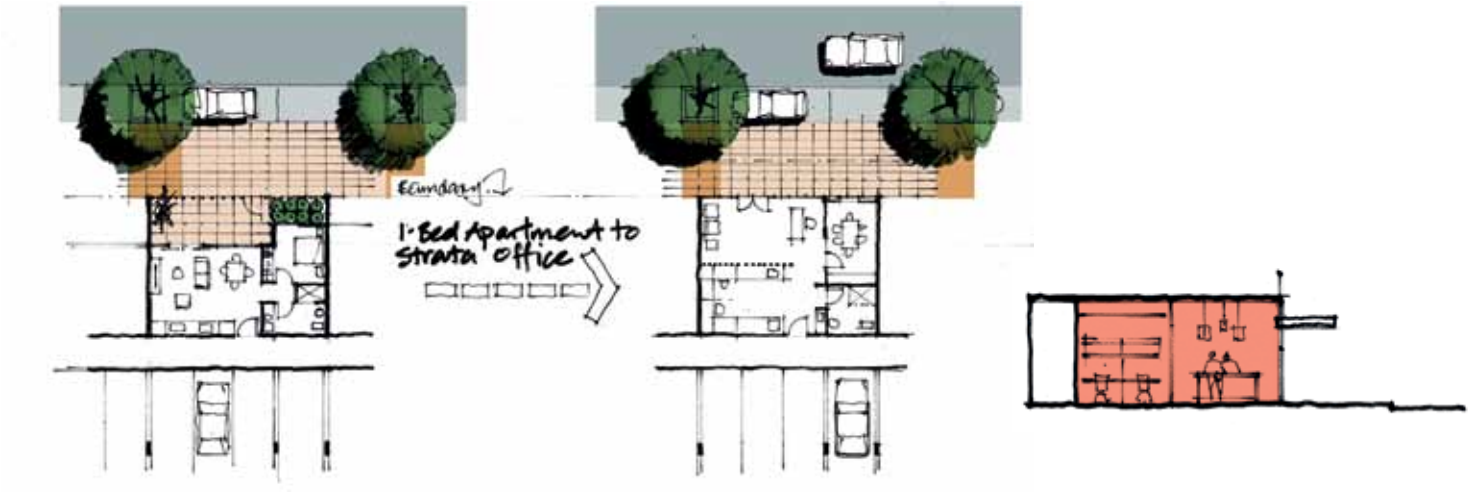
Figure 3 – Landmark locations

5.4.1 *Commercial / Retail Diversity*

Retail, office and commercial activity is essential to establishing Cockburn Central Town Centre as a vibrant and active destination to ensure a sustainable and viable place for residents and business.

Objectives:

- Establish a precinct that includes activities that service and complement the surrounding district.
- Encourage a variety of business opportunities that will activate the precinct during daytime and evening hours.
- Focus non-residential activity, in particular office and commercial activity within close proximity to the train station, so as to consolidate the town square's position as the centre of public life at Cockburn Central Town Centre.



Convertability of residential to 'other' is required for some locations.

Mandatory Development Controls:

- Any supermarket, or self service retail store, cannot exceed 1,100sqm NET lettable area in accordance with the town planning scheme provisions (DA23).

Design Guidance:

- Ground floor non-residential land uses shall be encouraged in accordance with Figure 3.0. These important landmark locations in the town centre should also be reflected in their architectural treatment.

5.4.2 *Residential Diversity*

Cockburn Central Town Centre provides lot types that will facilitate the development of apartment type dwellings. Providing a range of apartment sizes and types will also contribute to establishing greater housing diversity, which will cater for a broader demographic in terms of family size and income levels and position in the housing market.

Flexible design is an important element of sustainability as it increases the life span of buildings, enhances their real estate value and provides opportunities for 'cradle to grave' occupancy.

Buildings at Cockburn Central Town Centre will be adaptable and flexible in design to accommodate changing future uses. Internal layouts should be designed to allow for a variety of future configurations. Simple considerations such as generous ground level ceiling heights can contribute to the robustness and changing uses of a building.

Residential ground floor dwellings should be convertible where possible, regardless of location, however specific locations are mandated for convertibility. Careful planning should allow for such convertible units to be modified to a commercial or small office, home office (SOHO) or other future use.

Objectives:

- To provide a range and variety of dwelling sizes and types (apartments) to cater for a diverse range of housing types and income levels.
- Design for flexibility and adaptability for different ground floor uses over time.

Mixed use developments create opportunities for commerce

Mixed use developments create opportunities for home based business

Mandatory Development Controls:

- Convertibility of residential to 'other' must be delivered for development located as outlined in Figure 4.
- A minimum ground level ceiling height of 4.1m is to be incorporated for mandated convertible units.
- Developers of residential projects to provide a range of dwelling sizes and types to cater for singles, young couples, families, seniors, non-traditional families and others. This provision will comply with a minimum of 20% one bedroom dwellings and 40% two bedroom dwellings in any development.

Design Guidance

- Dwellings shall also vary in sales price, therefore offering affordable choices which allow for a range of incomes.
- Consider buildings with ground floor plan dimensions and ceiling heights suitable for residential and commercial uses, a mix of unit types, multiple cores and separate entries for ground floor and upper level uses.
- Consider using structural systems that support future change, including a consistent structural grid with dimensions suitable for car parking, commercial and residential uses, reduced internal load bearing walls, and removable panels that allow easy expansion into adjacent spaces.
- Carefully consider location of wet areas, so that future convertibility is easily possible.
- Design apartments for different household types, including unspecific, open plan layouts, moveable internal wall systems, and dual-suite arrangements.

This provision will comply with a minimum of 20% one bedroom dwellings and 40% two bedroom dwellings in any development.

Figure 4 – Mandated Convertability

Figure 5 – Linkages and View Lines

Public spaces between buildings

Street view terminating with architecture

Balconies with adjustable screening

5.5 View Corridors

Cockburn Central Town Centre is defined by its close proximity to the train and bus station. The town centre has been designed to assist residents, commuters and visitors to access this infrastructure. Mainstreets and connecting roads have been arranged to link the train station to the Cockburn Central West recreational area and the shopping centre as much as possible. View corridors which reinforce these linkages will be valuable reference figure 5.0. See appendix 4.0.

Objectives:

- To maximise legibility and visual linkages with engaging lines of sight between activity points, buildings and the future western open space and recreational area.
- To best share amenity views within the overall development.

Mandatory Development Controls:

- Building designs are to maximise views from living spaces, balconies and terraces to the public realm and toward the future open space.
- Requirements for balconies, terraces and courtyards are found in section 7.1

An activated public realm, by night

Multiple entries and apertures at ground level

5.6 Active Edges

Activation of the public realm is the key to vitality at Cockburn Central Town Centre and to establishing interesting, attractive and safe streets and public places for residents, workers, commuters and visitors. Well-located retail and commercial frontages along key streets and public places and residences that are designed to overlook the public realm via balconies and terraces contribute to a sense of liveliness and safety throughout the town centre.

Objectives:

- Ensure building design in commercial and retail areas facilitates the creation of street level activity and visual connections between internal areas of buildings and the external public realm.
- Maximise views across the public realm from residences.

Mandatory Development Controls:

- Large width tenancies in certain locations will not be allowed if detrimental to development of an active and vibrant mainstreet.
- Ensure a fine grain design for the ground plane with innovative use of colour and materials, which creates a personal and human scale to the active edges of buildings.
- A variety of high quality, innovative and sustainable materials should be considered to promote a sense of layering, texture and visual interest to enhance depth and character of building facades at the ground plane.
- Buildings must adhere to the building setbacks as outlined in section 6.1.8 and address streets or public realm.
- The design of building facades shall maximise the relationship between the building and adjacent street or public realm.
- No blank walls, parking, car park entries, garage doors or extensive service areas are to be exposed to the street and public spaces.
- A broad range of tenancies, contributing to a mainstreet environment are to be provided. Multiple smaller tenancy widths are required unless a specific and desirable active use, requiring a larger tenancy has been secured.
- Laneways must be provided to allow easy access from rear car parks to streets.
- One access way is required for every 60m of frontage for commercial development. None is required if frontage is less than 60m.
- Proposed laneways are required to be open to the public at all times.
- Proposed laneways must provide adequate lighting and natural surveillance to meet the CPTED (Crime Prevention Through Environmental Design) guidelines for safety.

Retail and commercial frontages are encouraged to incorporate stall risers, sills glazing and fascia

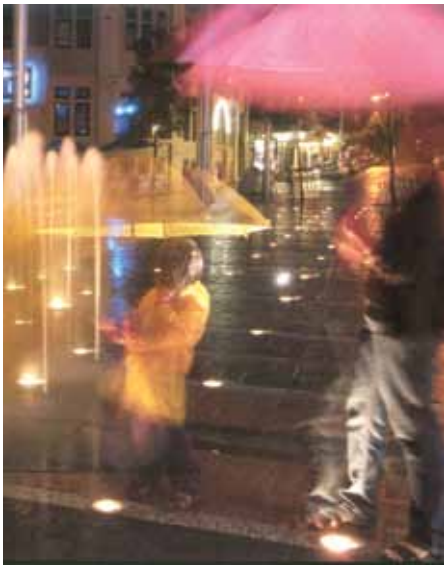
- A landscape and urban design plan will be required for newly created laneways to ensure they contribute and become part of the high quality public realm throughout the town centre.

Design Guidance:

- Bi-fold door/windows and large operable windows are encouraged to strengthen the link between internal and external areas.
- Curtain wall glazing is discouraged for retail and commercial tenancies. Stall risers, sill and fascia and bi-fold doors and windows are recommended.
- Consider active, alternative, innovative uses for development fronting laneways. The creation of small activated unique spaces should be considered for more affordable and diverse business and rental possibilities.
- The landscape and urban design plan for internal laneways should consider landscaping, urban furniture, lighting and art to enhance the pedestrian experience.

Bi-fold doors and windows encourage life to 'spill out' into the adjacent public realm

Public art can be integral to the building



Public art can be interactive

The Cockburn Central Town Centre is defined by its close proximity to the train and bus station. The town centre has been designed to assist residents, commuters and visitors to access this infrastructure.

5.7 Public Art

The successful integration of art into public spaces and buildings will foster a strong sense of character and identity within Cockburn Central Town Centre and adds value, in both aesthetic and economic terms, to places and communities. It assists with expressing and interpreting character, culture (Indigenous and European) and heritage and can include visual art and installations, historical and cultural interpretation, multi-media, landscaping and architectural elements that are integrated into the exterior of buildings.

Objectives:

- To develop a stimulating and creative urban environment that is expressive of its location, its indigenous and non-indigenous culture and that enhances the experience of Cockburn Central Town Centre through integration of public art.
- Ensure public art is an integral part of all buildings through excellence of design, integration of artwork or stand alone installations.
- Enhance and expand the quality of the built environment and public facilities and improve the amenity and accessibility of public spaces.

Mandatory Development Controls:

- Public art elements shall be submitted for the approval of the Design Guideline Review Panel along with application for Design Guidelines endorsement.

Design Guidance:

- Developments may consider a contribution for public art to the public realm on or adjacent to their lot to the value of 1% of total construction cost.
- Public art should reinforce and/or complement the character of Cockburn Central Town Centre, the adjacent public realm and built form.
- Consideration should be given for highlighting a particular space or precinct through shape, form, location, colour and material selection.
- The use of robust long-lived materials that will age well and are resilient to vandalism, accidental damage and theft should be considered.
- Public art should be integrated into building/construction projects from their inception and should contribute to a sense of place, creating recognisable and distinct destination nodes within the town centre as a whole.

5.8 Safety and Surveillance

Crime Prevention through Environmental Design (CPTED) is a key consideration for all landscape and architectural design within Cockburn Central Town Centre. Careful consideration of the design of entrances, windows and building form can have a significant impact on the safety of the urban environment.

Objectives:

- To promote safety and security for occupants and visitors through inbuilt architectural and urban design initiatives that are sympathetic to the desired character of the area.
- Encourage 'natural' surveillance of the public realm through the location of balconies, major openings and active street frontages.
- Maintain a clear but integrated distinction between the public and private realm.
- Provide open sight lines at eye level.

A well-lit and highly visible building entrance

Mandatory Development Controls:

- The size and position of windows, balcony openings and other major openings shall be designed to promote natural surveillance of the public realm.
- As key interface points between the public and the private realm, building entrances shall be designed and located to be highly visible, well lit spaces that optimise the safety of residents and visitors.
- Additional lighting shall be provided where street lighting will be limited or screened (e.g. laneways, adjacent PAWs, building entrances and footpaths under awnings).
- Buildings and boundaries shall be adequately secured from unwanted intruders.
- Building service areas are to be well lit to facilitate safe after hours use.

Design Guidance:

- Movement sensor lighting is encouraged but shall not be set off by movement beyond the site or lead to glare in public or neighbour spaces.
- Proposed development can facilitate informal surveillance of the public/ private realm as supported by CPTED, Designing out Crime principles. More information on CPTED can be found at: www.crimeprevention.wa.gov.au/cpted

5.9 Access, Parking and Service

5.9.1 *Vehicular Access*

Promoting a fair balance between pedestrian and vehicle movement is essential for pedestrian safety and the effectiveness of vehicle access.

Objectives:

- To provide a safe and efficient movement of vehicles during access and egress.
- Convenient, efficient, safe access and parking for vehicles deliveries, vehicles, pedestrians and cyclists.

The visual impact of car parking entrances is to be minimised

Mandatory Development Controls:

- Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement, including continuity.
- Vehicle entrances shall be designed to limit the need for signage but to allow for necessary safety and signage.
- Consideration shall be given for emergency vehicle access to lots.
- Vehicle access points to basement parking where through a public access must match or complement the hardscape finish within the adjacent public access way.
- Where on site vehicle parking is at grade or above ground appropriate screening is required such as screens/ green walls or similar to reduce visibility to vehicles from adjacent lots or the public realm whilst maintaining CPTED principles. Note that at grade parking will generally be discouraged.
- Where vehicle crossovers are agreed with the Design Guideline Review Panel and cross a key pedestrian route, appropriate measures to promote pedestrian safety shall be included to minimise conflict between pedestrian and vehicle traffic.
- Asphalt crossovers are not permitted.

Carpark screening and consistent hardscape finish

5.9.2 *Vehicle Parking*

Good design of vehicle car parking is essential to both functionality and good visual quality throughout the town centre.

The provision of basement car parking will contribute to a high quality landscape throughout the development.

Objectives:

- Provide sufficient and safe car parking.
- Ensure that on site vehicle parking and access are appropriately located to minimise adverse visual impacts on the streetscape.

Mandatory Development Controls:

- The maximum width of car parking and basement access is 6.5m.
- Underground or concealed decked parking is required for all development and shall not be visible from the street or public realm.
- Enclosed at grade or upper level decked parking may be acceptable as part of a mixed use development on confined sites provided that the car park is sleeved with lettable floorspace, adequately screened from public view and does not inhibit the activation of streets or public places.

Design Guidance:

- Where at grade is provided, and accepted by the Design Guideline Review Panel, within a lot, parking areas should be designed with the character of a street or square where cars have been allowed to park and include landscape elements such as trees, seating and flush (kerbless) paving.

Vehicle Parking in Cockburn Central Town Centre

Use	Parking Ratio
Residential Dwellings <75m² floor area* Dwellings >75m² floor area* *floor area excludes terraces/balconies/stores	 0.75 bays per dwelling 1 bay per dwelling (with a max of 2 bays per dwelling)
Visitors	10% of total number of bays (additional)
Showroom	1/50m² gla
Shop	1/25m² gla
Office	1/50m² gla
Restaurant/Cafe	1 per 6 seats/persons accommodated
Mixed use (where built form facilitates an easy transition between shop, office & restaurant/cafe)	1/33m² gla
Convertible dwellings (where residential dwellings have been designed for conversion to commercial tenancies or vice versa)	As per residential parking standards. No further bays will be required at time of conversion from residential to commercial.
Motorcycles (include combination of secured and unsecured for visitors)	5% of total number of car parking bays (additional)
Bicycles (secured) residential Bicycles visitors residential Bicycles (secured) Commercial	1 space per 3 dwellings 1 space per 10 dwellings 10% of the total number of car parking bays (additional)
Parking for persons with a disability	As per National Construction Code
Service bays	2 bays/superlot

A compact town centre, which encourages pedestrian activity and supports strong commuter activity may experience conflict with daily servicing of businesses located at Cockburn Central Town Centre

5.9.3 *End of Trip Facilities*

Facilitating the uptake of active transport modes is a key objective in establishing Cockburn Central Town Centre as a sustainable development. Promoting access to existing cycle networks and providing end of trip facilities within commercial and retail buildings such as showers, change rooms and storage areas is essential to support active modes of travel such as running, walking and cycling.

Objectives:

- Promote active transport modes such as cycling and walking.
- Ensure that residential components of buildings are provided with adequate storage facilities for bicycles that are integrated with the car parks of buildings.

Mandatory Development Controls:

- For Commercial and Retail floor space, there shall be an allocation of one locker per bicycle storage space and one shower for every ten bicycle storage spaces.
- For Commercial and Retail floor space, facilities for cycling and other active forms of transport shall be provided for both staff and visitors. All end of trip facilities shall be designed with convenience and safety of the user in mind to encourage cycling for residents, workers and commuters.
- Facilities shall be designed in accordance with CPTED design principles.

5.9.4 *Deliveries and Servicing*

A compact town centre, which encourages pedestrian activity and supports strong commuter activity may experience conflict with daily servicing of businesses located at Cockburn Central Town Centre. This Design Guideline encourages careful consideration of this critical issue to ensure that amenity is optimised for residents, visitors and commuters.

Objectives:

- Support local commerce with efficient servicing of town centre activity, whilst minimising adverse visual impacts and amenity of the public realm.

Mandatory Development Controls:

- For all proposed commercial or retail tenancies, a servicing management strategy is to be prepared in conjunction with the City of Cockburn, which may include specific time constraints for deliveries and servicing.

5.10 Signage

Signage is essential to navigation and the successful operation of businesses. Excessive signage can lead to an overload of visual information and competing signage forms. Therefore, signage needs to be carefully considered to ensure its effectiveness and enhancement of the Cockburn Central Town Centre experience whilst promoting visual quality within the public realm. It should not dominate the public realm.

Building signage integrated into the facade

Residential wayfinding signage integrated into pilasters

Objectives:

- Ensure signage is integrated into building design and improves the overall appearance and legibility of the public realm.
- Promote well designed commercial signage that is complementary to the business and its location. Signage should not dominate the built form.
- Balance the commercial and way finding needs of tenants and visitors whilst maintaining visual quality throughout the development.
- Minimise commercial signage to the extent that it provides sufficient advertisements but not excessive advertising.

Mandatory Development Controls:

- Signage must be limited to being located on a maximum of one wall for each commercial tenancy within a building, except where a tenancy or building has more than one street frontage.
- All signage must meet criteria noted in current Local Town Planning Scheme and relevant local planning policy by laws (including the City of Cockburn's Signage Local Planning Policy).
- Each development must have an approved signage strategy in place prior to placement of any signage or advertising.
- All signage must be of a scale and design character that complements the pedestrian experience, rather than relating to views from passing traffic.
- Signage of all types must relate to the architectural composition of the building it serves, without obscuring any of the building's architectural features.
- Pole or pylon signs are prohibited, as are illuminated roof signs.
- All marketing/advertising signs at Cockburn Central Town Centre are to conform to the LandCorp Cockburn Central Town Centre Signage Strategy, which has been developed to ensure there is a consistent and considered approach to all sale signs at the town centre. See appendix 5.0.

Design Guidance:

- Signage should be of high quality graphic design, simple in format and appropriately located and integrated with the building design, scale of the street and adjacent buildings.
- A preference is given to promoting way finding for occupants and visitors that is defined through design, rather than signage.

6. Built Form Design

Diagram 3: Facade Treatments

Cockburn Central Town Centre presents an opportunity to create a unique and cohesive urban form. In an urban development where buildings are primarily set up to the property boundary, the facade is the primary means of architectural expression. Whilst these guidelines do not seek to restrict creativity, some key principles have been developed to promote a degree of consistency in built form throughout the development.

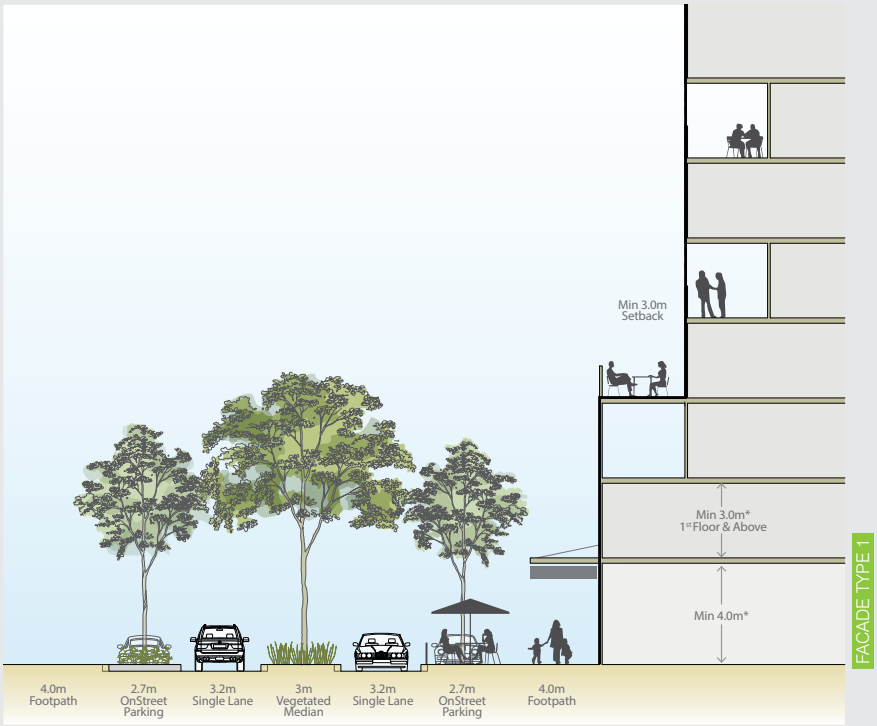
Collectively, the built form should contribute to an appropriate, high quality, contemporary architectural outcome. This quality outcome must be evident in the public and private spaces and within the landscape environment. These spaces must be beautiful, provide shelter, shade, enclosure and comfort. Appropriate climatic responsive design including scale, footprint, materials, shading, cross ventilation and insulation should be considered. Quality design should be achieved through the use of high quality design, details, materials and finishes.

6.1 Primary Building Controls

To ensure the built outcome at Cockburn Central Town Centre fulfils the project vision, a facade Type Masterplan has been developed to guide new development. In places, the controls are specific to ensure an outcome that is critical to the overall success of the project. The intention of the Design Guidelines is to prescribe key elements which optimise urban design outcomes, while providing enough flexibility to allow for innovation and market responsiveness for individual lot development.

The Design Guideline defines seven facade types which respond to different site and design conditions within the overall structure plan. These facade types are described in more detail in the following section and are located on the facade Type Masterplan in Appendix 6.0.

As the interface between public realm and individual developments is key to delivering a cohesive and quality town centre, this is a primary focus for the Design Guideline.



*Floor to Floor Height

Facade Type 1

6.1.1 *Facade Type 1*

Facade Type 1 is intended to accommodate mixed-use development along the sides of the primary east-west streets leading to the rail station and fronting The Siding on the western edge along with the mainstreets Signal Terrace and Junction Boulevard. The ground floor condition is intended to have very "active" shop front-type development with a range of commercial and/or residential uses above. Building height is limited at the street boundary to minimise overshadowing at the street level but the overall height is not limited (after a setback at three storeys).

6.1.2 *Facade Type 2*

Facade Type 2 is intended to accommodate mixed-use development for Lot 11 along the important edge of Signal Terrace leading to the rail station and fronting The Siding. The ground floor condition is intended to have very "active" shop front-type development with a range of commercial and/or residential uses above.

Building height is limited at the street boundary to minimise overshadowing at the street level and the overall height is also limited to prevent overshadowing to the adjoining property to the south. Lot 11 has a 3m setback to on its eastern boundary and a 6m setback on its southern boundary, unless a built form solution to the satisfaction of the National Construction Code is approved.

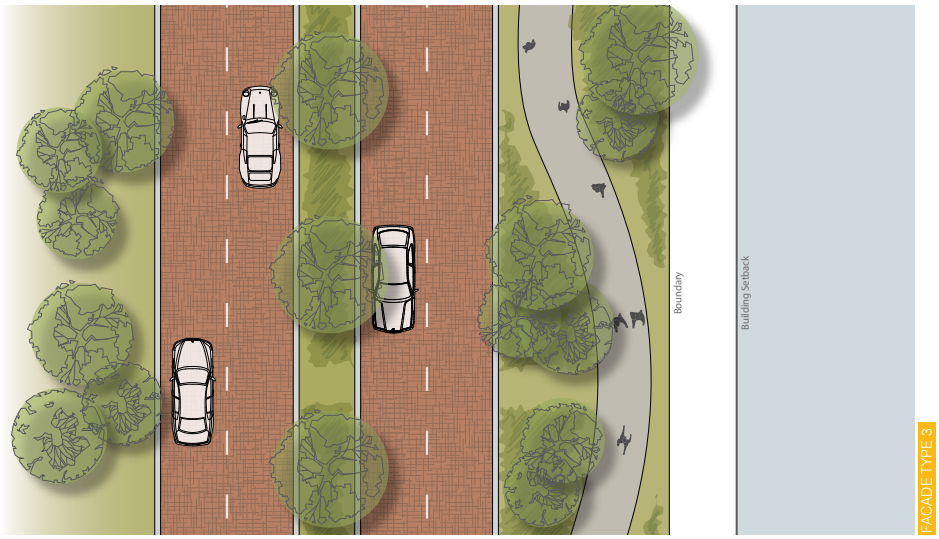
To ensure the built outcome at Cockburn Central Town Centre fulfils the project vision, a facade Type Masterplan has been developed to guide new development.

6.1.3 *Facade Type 3*

Facade Type 3 is intended for the western edge of Cockburn Central Town Centre, lot 5 facing onto the open space/recreational precinct west of Midgegooroo Avenue. It is envisioned that this development will most likely be residential but active uses are permitted, particularly for the corners facing the open space. This western edge has a specific role to play in acknowledging the open space to the west.

Midgegooroo Avenue will be designed to slow traffic and encourage pedestrian crossings at this point. The verge treatment adjoining lot 5 will be softened and designed to connect with landscape design within the open space. The north west and south west corners of this lot are identified as icon locations on the Cockburn Central Structure Plan. See Appendix 1.0.

Facade Type 3



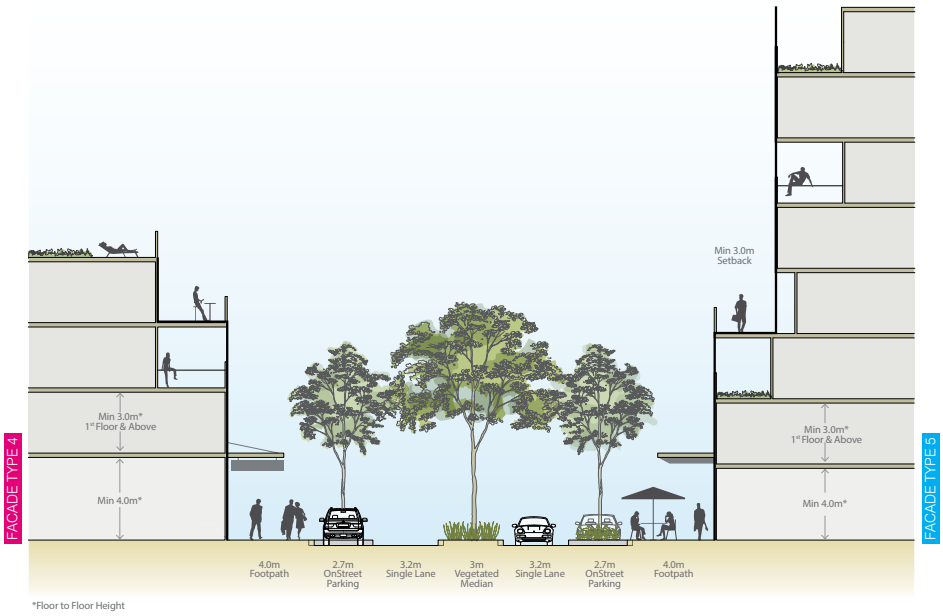
Facade Type 3 – Plan view

6.1.4 *Facade Type 4*

Facade Type 4 is designed to provide flexibility to accommodate viable uses for future uses. It is expected that this facade type will support active uses at ground level but may commence as residential development at ground floor initially. Eventually the same building will accommodate commercial shop fronts and offices at street level. A transition period where non residential and residential uses co-exist is also envisaged. Facade 4 generally occurs on the north side of streets and is limited to four storeys to allow adequate solar access to the footpaths and facades of the buildings on the south side of the street. Convertibility is mandated for certain locations.

6.1.5 *Facade Type 5*

Facade Type 5 is designed to provide flexibility to accommodate viable uses for future uses. It is expected that this facade type will support active uses at ground level but may commence as residential development at ground floor in some locations, whilst other locations will facilitate a commercial or retail use immediately. Eventually the same building will accommodate commercial shop fronts and offices at street level. A transition period where non residential and residential uses co-exist is also envisaged. When facade 5 occurs on the south side of streets, it requires a setback at three storeys and allows unlimited building height to maximise the number of dwellings close to the rail station. Convertibility is mandated for certain locations.



Facade Type 4 and 5

6.1.6 *Facade Type 6*

Facade Type 6 is dependent on resolution of levels along North Lake Road. Regardless of final levels, these buildings are to address North Lake Road positively by presenting a strong built form that contributes to the streetscape.

6.1.7 *Facade Type 7*

Completed as part of stage 1.

Objectives:

- To provide well considered, modulated and articulated building composition that optimises solar access, maximises privacy for residential development, preserves key view corridors and enhances the form and outline of the town centre's building profile.

Mandatory Development Controls:

- Developments at Cockburn Central Town Centre must comply to the Facade Type Masterplan, as found in appendix 6.0.

6.1.8 *Building Height*

To ensure Cockburn Central Town Centre is a thriving and active centre and to ensure that an optimal number of people live within easy reach of public transport it is envisioned that medium to high density development will be delivered at Cockburn Central Town Centre.

Building heights are principally controlled by the Design Guidelines and the Jandakot Airport flight path contours. Although the City of Cockburn TPS No3 states that the density applied to the town centre is R160, the Structure Plan states that the town centre is not limited by an R coding. Built form is controlled by the Design Guidelines, general provisions of the R codes and carparking requirements.

Objectives:

- To optimise density without compromise to urban and architectural quality.

Mandatory Development Controls:

- Optimise density in accordance with this Design Guideline, R codes and carparking requirements.

6.1.9 *Site Setbacks*

High sustainability measures are envisaged for Cockburn Central Town Centre. Setbacks and building height directly influence the environmental performance of buildings and development in close proximity such as is found in a town centre.

Objectives:

- To provide strong urban street spaces that create a sense of place and attract people to Cockburn Central Town Centre.
- Ensure the bulk of development is in scale with the desired future character and vision for Cockburn Central Town Centre.
- Provide sufficient access to sun and ventilation for building occupants.
- Provide a dual aspect for apartments wherever possible.

Mandatory Development Controls:

	Facade Type					
	1	2	3	4	5	6
Min Height - Street	6.0m	6.0m	6.0m	6.0m	6.0m	6.0m
Max Height - Street	12.0m	12.0m	12.0m	12.0m	12.0m	12.0m
Max Height - Overall	None(2)	15.0m	None(2)	12.0	None(2)	None(2)
Frontage Zone	Nil - 2.0m	Nil - 2.0m	Nil - 3.0m	Nil - 2.0m	Nil - 2.0m	Nil - 2.0m
Side + Rear Setbacks	Nil	Nil	Nil	Nil	Nil	Nil*
Setback above 3 Storeys	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m

* Note 3.0m setback applicable to eastern boundary of Lot 23

- Height is measured to top of eaves or parapet. Where the topography slopes, the maximum height figure is taken to be the average building height along the particular frontage.
- Development applications require shadow studies on buildings higher than 20m.
- A "frontage zone" is essentially a required front setback zone – minimum and maximum. It sets out the desired location of the building facade edge relative to the public realm, allowing for articulation and fine grain design. The standards under 6.1.10 detail the percentage of the street edge that must be built within this "frontage zone".
- With different facade standards on different edges, the overall height provision applies within 20m of the applicable boundary. Beyond 20m from the boundary, this standard does not apply but other authority standards, such as Jandakot Airport, may.

6.1.10 *Development Frontage (and glazing)*

Development frontage, which delivers activity, along pedestrian-oriented streets is critical, particularly for retail. A continuous frontage of activity is beneficial in creating the synergy and atmosphere required for a 'mainstreet'. If gaps between buildings are too large, the street enclosure is compromised and the intimacy of the environment is lost.

Clear glazing at ground level plays an important role in creating a visually interesting pedestrian environment. Clear glazing in the form of shop front windows and glass doors is an effective way for shop-owners to advertise their activities. For cafes and restaurants, it gives passers-by a sense of the activity and atmosphere within. Excessive window signage inhibits these important visual links.

Objectives:

- For individual buildings to contribute to pedestrian friendly streets with well designed development that provides a sense of activity and community-interaction at street level.

Mandatory Development Controls:

- A high level of fine grain design is required for the ground plane, to ensure a positive pedestrian experience.
- A human scale, with architectural detailing and articulation is required.

	Facade Type					
	1	2	3	4	5	6
Minimum percentage of facade on boundary line	80%	80%	Nil	70%	70%	70%
Minimum percentage of glazing on boundary line	70%	70%	Nil	Comm – 70% Resid – 30%	Comm – 70% Resid – 30%	Comm – 70% Resid – Nil

- The above matrix outlines the minimum percentage of the street fronting wall below 3.0m that must be glazed with clear glass.
- Reflective glazing is not permitted.
- This standard does not apply above 6.0m.

6.1.11 *Floor Levels*

In some situations changes in level occur across the development sites. Most significantly this situation occurs between the level of the existing street on one boundary for a development. The relationship between development and the adjacent street is a primary consideration. Careful attention is required to ensure floor levels and entrances to buildings meet appropriately with the ground plane and are flush.

Objectives:

- Ensure that all buildings adequately address the public realm at ground level.
- Suitable built form design shall accommodate the changes in level.
- To create an inclusive and accessible environment for all people.

Mandatory Development Controls:

- Floor to floor heights on the ground floor commercial tenancies shall be a minimum of 3.5m. This may only be varied to meet site specific level constraints.
- Changes in internal floor levels shall be a maximum of 1.2m (parallel with the street). Where larger internal level changes are needed, they must occur at least 5m back from the building edge. Some discretion may be permitted on significantly sloping sites but generally a flush or lesser level change will be required.
- There shall be no gap between the building and the footpath. Proponents will be required to demonstrate they have considered the boundary interface in detail.
- Car park venting/service lids and other utility infrastructure shall be dressed, hidden or screened in an appropriate manner to ensure they do not detract from the visual quality of the development.
- For ground floor active use premises, finished floor levels are to correspond to the adjacent footpath to provide direct access.
- All development must meet the Australian Standard Universal Access code as required.
- All paving and levels must be reinstated and 'made good' after construction to ensure pavement bond refund.

To create an inclusive and accessible environment for all people.

6.2 Architectural Character

The vision for Cockburn Central Town Centre is aspirational and requires a strong commitment to design quality in both the built form and the public realm to ensure that the development reaches the standard required for an exemplar urban development. It is intended that the development of Cockburn Central Town Centre will provide a high quality built environment that will set a benchmark for future activity centre development. Character is essential to the identity, uniqueness and sense of place, providing the physical and visual elements that residents and visitors can relate to. It is these binding characteristics that help people feel connected to a place and fosters a sense of community ownership. Character is expressed partially through the form of buildings and landscape but it is also the 'personality' of a place as expressed by the people who live, work and recreate there.

Objectives:

- To deliver a cohesive town centre with well designed, appropriately scaled and well articulated commercial and apartment buildings.
- To encourage innovative and imaginative developments appropriate for a town centre location with finer grained design details to promote streetscape interest.
- Incorporate architectural features that promote a cohesive urban form to define and reinforce public streets and spaces, in particular the town square.

Buildings on corners provide memorable landmarks to assist with place identity and way finding

6.2.1 *Building Corners*

Corners, landmarks and gateway design elements signal a sense of arrival and assist people to navigate through urban places. Corner sites should be significant in their form and architectural identity, providing strongly defined landmarks. Building corners should be designed to provide architectural excellence, interest and quality. All corner sites should include appropriate detailing, materials and built form scale.

Combined with high quality architectural design across the entire building, these elements are the 'hinge' between the character of individual streets and public places. This is an important part of establishing the identity of Cockburn Central Town Centre. Design standards may be relaxed to facilitate exceptional and appropriate outcomes in these locations.

Objectives:

- Design to address and activate street corners and to create landmarks that assist in defining character, enabling people to navigate easily through the precinct.

Mandatory Development Controls:

- Proposal must adhere to the Facade Type Masterplan and Structure Plan which indicates the locations of icon corners which require distinctive treatment, which may include greater height or more pronounced articulation.
- Buildings on corners must address both frontages to the street and/or public realm.
- Buildings on corners must include strong architectural expression.

A variety of contemporary roof forms are encouraged and should provide a quality 'finish' to the upper level of the buidling

6.2.2 *Roof Forms*

Design and articulation of a roof form is an important contributor to the character and expression of individual buildings. Relationships between adjacent buildings and across the town centre precinct require consideration.

Hence, these guidelines aim not to restrict creativity but to promote some rationale for the design of roof forms that will result in a degree of commonality throughout the town centre.

Objectives:

- To promote a high standard of design quality and provide strong architectural character and sense of place with the inclusion of visually integrated roof scapes across Cockburn Central Town Centre.

Mandatory Development Controls:

- Design consideration shall be given to the view of the roof from adjacent streets and taller buildings and the greater public realm.
- Roof structures shall be designed to enable the concealment of roof plant and equipment from view from adjacent streets, taller buildings and the greater public realm.

Design Guidance:

- Consideration should be given for the appearance of roofscapes from the local context of the surrounding land uses (including any ovals), transport systems and parklands.
- Roof forms should be designed to consider the impact at street level of the combined roof, eaves detail and the building elevation.
- Roof forms should be designed to ensure building occupants have adequate access to light, shade and air.
- Roof forms should not be relied upon to provide the primary architectural definition of the building.
- Liveable roof spaces such as roof terraces and roof gardens are strongly encouraged.
- Large roof overhangs should be considered for the provision of shade to upper floors.

Building materials are to be selected for their durability, robustness and ability to retain their integrity at a mature stage of the development and shall be constructed in accordance with any technical requirements for local conditions.

6.2.3 *Materials and Colours*

Materials, colour and texture are key factors in expressing the design qualities within an urban environment and accentuating form and detail of a building. Whilst these Design Guidelines do not prescribe a schedule of materials and colours, the intent of this section is to provide a visual palette to inspire and inform design direction.

Materials and colours should generally convey a contemporary urban aesthetic to create a sense of visual interest, quality and diversity within Cockburn Central Town Centre.

Building materials are to be selected for their durability, robustness and ability to retain their integrity at a mature stage of the development and shall be constructed in accordance with any technical requirements for local conditions.

Objectives:

- To promote visual interest and diversity through the use of a variety of materials, textures and colour that provides a sense of depth to building facades

Promote visual interest through the use of a variety of materials, textures and colour.

Mandatory Development Controls:

- New development shall incorporate a variety of materials such as rendered masonry, face brick, stone, steel, glazing and modern cladding materials.
- Select colours that reflect the local environment, but generally lighter shades (unless used for accentuation) to reduce heat absorption.
- Fine grain design for the ground plane with innovative use of colour and materials is required to ensure a positive pedestrian experience, creating a personal and human scale to the active edges of buildings.
- A variety of high quality, innovative and sustainable materials should be considered to promote a sense of layering, texture and visual interest to enhance depth and character of building facades.

Design Guidance:

- Primary cladding materials should be light coloured to reduce heat absorption.

Visually highlighted building entrance

Illuminated building entrance

6.2.4 *Building Entrances*

Mixed-use buildings cater for a variety of functions and activities. Well-designed access and entrances to buildings enable pedestrians to 'read' visual cues and intuitively understand the intended purpose and function of each building component. Lighting, signage, materials and landscape elements should be utilised to highlight building usage and entrances.

Objectives:

- To provide entrances that read intuitively as the public interface of a building and describe the particular use or activity to which the entrance leads.

Mandatory Development Controls:

- Pedestrian and vehicle entry points must be separate and well defined.
- Commercial and residential entries must be separate and well defined.
- Where long ramps are required to any public street frontage, they should be provided wholly or partially within the building rather than externally to reduce their visual impact and assist in achieving a strong built edge to the street boundary.
- Utilise building entrance design to assist with interest and fine grain at the ground plane.

Design Guidance:

- Where possible, ground floor residential apartments should be provided with direct access from the street or adjacent public place in addition to access from an internal space or corridor.

6.2.5 *Fencing*

The heights, type and materiality of fencing can have a significant impact on the appearance and visual quality of urban environments. They are also an important means of establishing security and demarcation between the public and private realm and the creation of discernable private space.

Objectives:

- To promote fencing of minimum height to undertake their intended role (eg: security / safety / screening).
- To enhance the visual quality of the public realm.

Mandatory Development Controls:

- All fencing and gates addressing streets and public spaces must be at least 60% visually permeable by area and no more than 1200mm high.
- Fencing and gates in front of built form shall be preferably 900mm high to allow interaction between residents and neighbours. This may increase to a maximum of 1200mm high in justifiable situations and locations.
- Fences should be specifically designed to integrate with the development to which they belong, and as far as is possible enhance, rather than detract from, the adjacent public realm.
- Closable louvre style fins are not permitted for fencing abutting the street or public realm at ground level.

Visually permeable front fencing

6.2.6 *Balustrades*

Balustrades, as distinct from fences, must also be carefully considered in the context of their urban environments. Balustrades at ground level must be considered independently to balustrades at upper levels.

At ground level it is important that balustrades provide a degree of separation and privacy between the street and private residences. However, it is also important that a reasonable degree of transparency is maintained in order to ensure that the relationship between private and public space is retained.

At upper levels, the requirement for privacy is not so great and access, for example, to views may be more desirable. Upper level balustrades lend themselves to being used as flexible elements in the articulation and expression of the architecture of a building on the street.

Objectives:

- To ensure balustrading does not inhibit the close relationship between public and private space and integrates fully with the quality architecture to which they belong.

Mandatory Development Controls:

- Balustrades in front of built form should be 1000mm high to allow interaction between residents, neighbours and the public realm. This may increase to a maximum of 1200mm high in justifiable situations and locations.
- Closable louvre-style balustrades are not permitted when abutting the street or public realm at ground level.
- All balustrades addressing street or public spaces must be at least 60% visually permeable by area.

6.3 Environmental Design and Performance

Whilst statutory environmental design requirements are covered by the provisions of the National Construction Code, the following section outlines additional opportunities for improved performance and creation of climate responsive built environments.

Carefully considered building orientation, materials and components all assist in reducing both embodied and ongoing energy consumption. One of the objectives for Cockburn Central Town Centre is to promote a reduction in the use of resources and greenhouse emissions. New buildings should therefore be considered in terms of the following:

- Thermal performance and efficiency.
- Reduction in the use of resources.
- Reduced carbon emissions.

6.3.1 *Solar Access*

Optimising performance through solar access and shading can significantly reduce energy consumption within a building.

Objectives:

- Ensure that the built form is conceived in a way that allows good solar access to the public realm and adjacent buildings.
- Ensure that the design of buildings creates comfortable internal and external environments for its occupants.
- Incorporate passive solar design principles to optimise cross ventilation, solar gain in winter and protection from heat gain in summer.

Mandatory Development Controls:

- Access of summer sun into openings and private open space shall be controllable through the use of high quality design elements (e.g. full height and moveable balcony screens with adjustable louvres).
- Reduce heat gain to all east and west facing walls through, for example, appropriate material and colour selections and shading to openings.
- In multi-residential developments, at least 70% of dwellings must have outdoor areas that benefit from a Northerly aspect.
- A minimum of 70% of all residential apartments must receive 2 hours direct sunlight to major living rooms and private open space between 9am and 3pm mid winter.
- No more than 10% of all apartments should have solely south facing primary living spaces.

Design Guidance:

- Adjacent building envelopes or development should be taken into account when considering solar access to residential units.

Adjustable shading devices can seasonally adapt

Solar shading devices provide an opportunity to enhance the character of the building

A combination of open, solid and adjustable elements facilitate optimised airflow

6.3.2 *Openings and Ventilation*

Promoting airflow through buildings is essential to taking advantage of summer breezes to passively cool dwellings and reduce the need for mechanical cooling.

Objectives:

- To minimise barriers to breeze paths and air flow through dwellings.
- To promote energy efficiency through sustainable means.

Design Guidance:

- Residential dwellings must be designed to maximise cross ventilation by providing effective breeze paths for cooling and air circulation (documented by a cross ventilation diagram for each apartment type).
- Consider location of principal living areas and major openings with respect to cooling south westerly summer breezes.
- A minimum of 60% of dwellings shall be capable of natural cross ventilation (i.e. with openings on more than one side) for capture of cooling breezes.
- Glazing systems should be installed with draught seals/weather stripping.
- Window and door types should be selected to optimise potential for cross ventilation.
- Facade openings to commercial buildings must be located to promote cross ventilation with location and size of openings to promote cross ventilation.

Movable screening assists with both solar protection and reducing impacts of football and recreation related activities. Consideration should be given for the type of screening most suitable for particular orientation and conditions

Screening elements used to conceal clothes drying areas

6.3.3 *Screens and Awnings*

Providing screens and awnings to the facades of buildings is an effective means of establishing efficient and climate responsive architecture, while adding to visual quality and character of Cockburn Central Town Centre.

Objectives:

- Control solar access.
- Inform the architectural character through response to local environmental conditions.
- Provide a means to control privacy.

Mandatory Development Controls:

- Glazed windows and doors should be protected by shading or awning structures where appropriate.
- Outdoor living areas must be provided with shading devices to provide sun control and a sense of depth and layering to facades.

Design Guidance:

- Screens and awnings should inform the architecture in both form and materiality.
- Discretion may be applied for south facing facades; however visual interest and articulation of built form will be required.

Awnings provide a sense of depth, quality and interest to the facade

Shade awnings required over footpaths for commercially focused areas

6.3.4 *Street Overhangs and Shading*

Creating an intuitive, attractive and comfortable experience for pedestrians is essential to establishing a vibrant and activated place that encourages walking and participation in public life. Through careful consideration of key design elements such as shading, shelter and landscape treatments, pedestrians will gain greater enjoyment through accessibility and ease of navigation within Cockburn Central Town Centre.

Clear and legible pedestrian links between the public spaces, streets and laneways assist with way-finding and activation. Pedestrian priority zones, integrated cycle paths, safe and accessible links to parking and the town square are to be included in the masterplanning of individual lots.

Built form should provide all streets and laneways with active edges and shading.

Landscape should assist street life, creating spaces for pause and alfresco dining.

Street shade must be considered in tandem with building awnings and the height, form and shade provided by the buildings of the town centre. The shade structures and awnings must be robust, easily maintained, promote appropriate integration with planting and facilitate lighting for effect and security. Shade structures should not inhibit cooling breezes.

Objectives:

- Provide a comfortable and attractive pedestrian environment.
- Establish a legible, shaded pedestrian environment that encourages an intuitive response to movement throughout the town centre.

Mandatory Development Controls:

- Street level awnings with minimum width of 2.0m must be included at minimum 2.7m above footpath for all buildings with commercial functions at ground level.
- Continuous shading should be provided to footpaths wherever pedestrian amenity can be gained at a minimum 2.7m above footpath.
- Awning structures shall preferably be 2.7 to 3.2m from the ground and not higher than 3.5m.
- Lighting shall be provided under awnings to illuminate the footpath below.

Design Guidance:

- Include a mix of open and under cover access through the use of overhangs and awnings.
- Create clear and legible pedestrian links throughout the town centre.

6.3.5 *Energy Efficiency*

Specifying energy efficient appliances and fittings assists in reducing energy consumption over a building's lifespan.

Objectives:

- Minimise energy use through best design practice, including a focus on orientation, ventilation and appliance selections.

Mandatory Development Controls (required at Building Permit stage):

- The overall building shall achieve at least an average 5 Star NatHERS rating.
- Where supplied and where possible, 5 Star rated energy efficient appliances shall be installed.
- A demonstrated highly energy efficient hot water system shall be installed (e.g. gas or solar boosted gas - centralised or local).

Design Guidance:

- Developer to consider producing a "Building/Dwelling Management Manual", or similar user-friendly document, to assist occupants to understand the intended performance of the building and specific operational requirements.

Devices that enhance the energy efficiency of buildings can provide a strong architectural identity

6.3.6 *Water Conservation*

Reducing Perth's reliance on limited portable water supplies can be achieved over time through the new development of water efficient buildings. Reducing mains consumption of potable water can be significantly reduced through the installation of water-wise fixtures and fittings.

Objectives:

- Ensure the most water efficient facilities and fixtures are installed for maximum water conservation.

Design Guidance:

- Tapware and showers should exceed National Construction Code requirements for WELS star ratings by one star per fixture.
- Other water saving strategies should be investigated, such as provision for rainwater collection and reuse on site.

6.3.7 *Lighting*

Lighting should be carefully integrated into the buildings and features of the public realm to create a safe and attractive night time environment. Consideration should be given to the illumination of building entrances, signage and way finding to provide safe pedestrian movement around buildings.

Energy efficient lighting is an effective means of reducing energy consumption. Consideration should be given to minimising light spill into neighbouring buildings.

Objectives:

- Reduce energy consumption through the use of energy efficient and innovative lighting technologies.
- Provide appropriate levels of lighting for both the private and public realm for safety, security and aesthetic impact.
- Provide lighting to add ambience and interest to the night time environment.

Mandatory Development Controls:

- Motion sensors shall be used for lighting in all common areas as appropriate.
- Lighting to all external common areas shall be powered by photovoltaic cells and shall be of an energy efficient type.
- All outdoor lighting must be directed downwards with no light spill above the horizontal plane.

Design Guidance:

- Generally lighting should be controlled by a lighting management system, using, for example, photosensitive cells or motion sensors.
- Well positioned windows and skylights can reduce the need for internal lighting during the day.
- Lighting should serve to highlight the key features of buildings and landscapes.
- Lighting should be concealed under verandah roof overhangs or otherwise shielded to minimise glare.
- Lighting should be used as a method of pedestrian way-finding through secure routes.

Lighting under overhangs and awnings promotes the feeling of safety at night

Lighting can be used to highlight key features of the building to promote way finding at night

6.3.8 *Acoustics*

Mixed use town centres can provide some challenges in regard to noise and residents. It is important to safeguard occupants from loss of amenity caused by excessive sound being transmitted between adjoining buildings.

Objectives:

- To ensure that services and related hardware required for the function of buildings do not have a negative impact on the character and amenity of the area and are designed to meet changing needs over time.

Mandatory Development Controls:

- Development is required to ensure that noise levels inside residences will not exceed established limits as prescribed in the EPA (Noise) regulations 1997 and the WAPC State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
- At Building License stage a noise management plan is to be prepared by a suitably qualified consultant and is to include:
  - Sound proofing measures used in the design and construction of the development and predictions of noise levels.
  - Control measures to be undertaken (including monitoring procedures), and a complaint response procedure (for commercial activities within a mixed-use building/or contained as part of a land use management plan).

Design Guidance:

- Mixed-use buildings, that include a residential component, should be designed to minimise structural noise transfer between ground floor commercial, or retail uses to residences above. Proponents may require a noise management plan and appropriate legal instruments to manage any potential conflict (i.e. notifications on title).
- Where significant noise generators are anticipated as part of a proposal, double-glazing of windows and sliding doors should also be considered to reduce noise impacts on residents.
- Appropriate methods of construction are to be employed to limit the intrusion of airborne and impact noise into dwellings from adjacent dwellings and public areas to within the limits set out in the National Construction Code.

6.4 Building Services

Building services are numerous and a vital part of modern development. They should, however, not intrude in any way on the private or public realm.

6.4.1 *Waste Management*

Appropriate waste management measures are essential to ensure effective storage and transfer of waste, whilst also maximising the potential for recycling.

Objectives:

- To minimise the impact of the creation/collection of refuse within Cockburn Central.
- To ensure efficient storage and collection of waste that promotes separation of recyclable materials at the source.

Mandatory Development Controls:

- A Waste Management Strategy shall be prepared in consultation with the City of Cockburn and in accordance with the City's Waste Minimisation Policy.
- Bin storage areas must be located within the lot envelope.
- Waste storage facilities shall be designed to allow collection of waste from within the site or a strategy for transfer of waste developed within the waste management strategy.
- Paving to vehicle access ways should be of an equivalent quality to paving used within public open space and public access ways, while meeting the requirements of heavy vehicles.

Design Guidance:

- A central waste collection space is recommended to accommodate bins for recyclable waste and other materials, or as required by the City of Cockburn, for the separation of waste at the source.

6.4.2 *Drying Areas*

The provision of washing lines and outdoor drying areas are required as a way of minimising the use of mechanical clothes dryers within the town centre. Each dwelling is to be provided with an individual drying area or provided with easy access to a communal drying area.

Objectives:

- Provide occupants with the opportunity to passively dry washing.

Mandatory Development Controls:

- Clothes drying areas shall be concealed from public view but well ventilated.
- Clothes drying areas shall be located to minimise the impact on adjoining residences.

Design Guidance:

- Communal clothes drying areas should be located with access to winter sunshine and prevailing breezes.

6.4.3 *Mechanical Services*

Objectives:

- To provide efficient and effective building servicing while ensuring that the visual or acoustic impact of ancillary items is minimised.

Mandatory Development Controls:

- All services must be concealed from view on all elevations.
- All services must be located, to minimise visual, acoustic or any other impact on the public or private realm.
- Plant must not be visible from the street and must not be visible above the roof line of buildings with street facing elevations.
- Meters must be contained within development lots, screened and integrated into the overall development.
- Where it is appropriate to locate plant on or adjacent to balconies, for example in the provision of local hot water systems, this must be screened in such a way as to be integrated into the building form.
- Plants shall not be located on external walls that are visible from the adjacent public or private realm.
- Air conditioning condensers shall not be located on balconies.
- Storage areas, service areas and any ancillary equipment shall be screened from public view.

Design Guidance:

- Service doors and other utilitarian features should be located away from street frontage and treated to reduce their visual presence.
- Air conditioning systems shall have a minimum energy rating of 4 stars and be sized to match the conditioned space.
- Where applicable, inverter systems should be installed.

6.4.4 *Storage*

Objectives:

- To ensure that dwellings are provided with functional and accessible storage areas.

Mandatory Development Controls:

- Separate lockable storage for each dwelling must be provided with a minimum area of 4.0sqm.
- Storage areas at the rear of parking bays must not impede parking access and should contain a roller or sliding door.

6.5 Construction Management

6.5.1 *Staged Development*

Objectives:

- To ensure facilities and amenity are provided at each stage of development including initial stages.

Mandatory Development Controls:

- A Staging Strategy shall be prepared in consultation with the City of Cockburn and Design Guideline Review Panel, with the general approach of providing pro rata identified facilities and amenity, such as landscaped communal spaces, at specific development stage completion points.

Design Guidance:

- Developers, considering a staged approach to development should consider the delivery of key facilities in the earlier stages of development.

6.5.2 *Waste Minimisation*

Objectives:

- To minimise the impact of the creation/collection of construction refuse during the development of Cockburn Central Town Centre.
- To ensure efficient storage and collection of construction waste that promotes separation of recyclable materials at the source.

Mandatory Development Controls:

- A Waste Management Strategy shall be prepared in consultation with the City of Cockburn.

Design Guidance:

- A central waste collection space is recommended to accommodate various bins for recyclable waste and other materials, or as required by the City of Cockburn, for the separation of construction waste at the source.

6.5.3 *Street Closures*

Objectives:

- To minimise road and footpath closures at all times during construction.

Mandatory Development Controls:

- A construction management plan, including traffic and pedestrian management is to be lodged with the City of Cockburn prior to construction commencement.

6.5.4 *Pavement Bonds*

Objectives:

- To ensure the quality of the public realm, including streets and footpaths is reinstated to the quality prior to commencement of construction.

Mandatory Development Controls:

- Developers of all lots at Cockburn Central Town Centre, must comply to the City of Cockburn Pavement Bond requirements.
- Where physically possible, developers will contain all activities within their lot boundary.
- Developers will ensure they return any damaged pavements to the original specifications (available from the City of Cockburn Parks Department).

6.5.5 *Dust Control*

Objectives:

- To minimise the impact of dust pollution for existing residents, visitors and commuters at Cockburn Central Town Centre during times of construction.

Mandatory Development Controls:

- A construction management plan, including specific dust control measures to be lodged with the City of Cockburn prior to construction commencement.

7. Landscape Design

This section outlines key landscape objectives and requirements that will ensure the creation of an attractive and cohesive public realm, reflecting a new urban character for Cockburn Central Town Centre through appropriate hard and soft material selection.

The provisions within this section have been developed to provide an inviting and comfortable external environment that is well connected to the built form.

It is essential that future private realm areas best match and are respectful of any adjacent public landscape areas, including streetscapes, as already undertaken or as may be proposed.

Objectives:

- Promote a sense of place through commonality of material, colour, texture and form to the public realm and its immediate interfaces.
- Create a significant sense of place and identity which promotes shading and climate protection with the provision of appropriate soft landscaping.
- Encourage the future built form to also compliment the public realm and vice versa.
- Promote comfortable human scale and attention to detail to the important ground level plane.
- Avoid additional expense, materials waste and reworking to the public and private realm interface.
- Minimise ongoing maintenance costs to the project and Local Authority.

Mandatory Development Controls:

- Access (including ramps and stairs) and interface elements shall be in accordance with all relevant industry standards and codes.
- Interface areas between public and private areas shall be smooth, even and logical, inclusive of suitable sightlines and security considerations.
- Setbacks are to be landscaped in a manner that promotes activation and matches or compliments the adjacent public space, public access way or streetscape.
- Consider passive solar access to public / private interface.
- Pedestrian entries, external foyer spaces and ground floor setback areas which are accessible to the public shall be treated with materials and colours matching that used in the adjacent public realm. This may include but not be limited to paving, edging, walling, balustrades, handrails, steps, fencing, plant species, furniture, lighting and signage.
- Vehicular surfaces which are accessible to the public shall be treated with materials and colours matching that used in the adjacent public realm.
- Street furniture which are located on private lots but which are accessible to the public shall be selected to match that used in the adjacent public realm, including colours.
- Any and all damage to public realm works shall be rectified by the developer at the developer's expense to match pre-existing works.

Design Guidance:

- Any central waste collection space to accommodate various bins for recyclable waste and other materials, or as required by the City of Cockburn, should be considered as part of any overall landscape plan.

Private terraces that have a strong relationship to internal living spaces and the public realm are encouraged

Shared open space that is landscaped to a high quality adds significant amenity for residents and workers

Balconies can be used as a defining architectural feature

A strong relationship between private and communal private open space is encouraged

7.1 Residential Private Outdoor Space

Open space areas such as gardens and courtyards within private residences and communal areas accessible to residents contribute to the amenity of apartment living and in some cases for workers in commercial buildings. Upper floor balconies provide enhanced amenity for apartment residents by increasing the area of living space for outdoor activities, relaxation and entertaining. Balconies are an important part of enjoying Perth's climate and also provide a valuable contribution to the form, articulation and identity of buildings.

Balconies are an important part of enjoying Perth's climate and also provide a valuable contribution to the form, articulation and identity of buildings.

Objectives:

- For all residential units to have access to functional and useable private open space that is suitable for the purposes of relaxation and entertaining.
- Provide an appropriate balance between the requirement for privacy and optimisationof the views into the public realm.

Mandatory Development Controls:

- Every apartment shall have a balcony, terrace or courtyard with a minimum of 2.5m and 10sqm area, accessed from a main living area.
- Overlooking between balconies and adjoining residences should be carefully considered and privacy screening provided where necessary.

Design Guidance

- The location of private open space (including courtyards or gardens) is to consider adjacent, existing or proposed built form, wind, solar penetration and overlooking.
- Full height opening windows with balustrades (i.e. Juliet balconies) are encouraged as secondary balconies in place of standard windows.
- Consider the inclusion of roof decks and gardens, particularly in higher density housing developments where private outdoor space is limited.

Appendix 1: Cockburn Central Town Centre Structure Plan

Structure Plan

Appendix 2: Regional Centre use Permissibility Table

Use Class	Zones Regional Centre
RESIDENTIAL USES	
Ancillary Accommodation	P
Bed and Breakfast	P
Child Care Premises	P
Civic Use	P
Dwelling: Aged or Dependent	P
Dwelling: Caretakers	P
Dwelling: Grouped (R-Code)	P
Dwelling: Multiple (R-Code)	P
Educational Establishment	P
Home Business	P
Home Occupation	P
Home Office	P
House: Lodging	P
House: Single (R code)	P
Institutional Building	A
Place of Worship	D
Residential Building (R Code)	D
Tourist Accommodation	D
COMMERCIAL USES	
Bank	P
Garden Centre	D
Market	P
Nursery	D
Office	P
Showroom	D
Veterinary Consulting Rooms	P
Veterinary Hospital	D
Amusement Parlour	P
Betting Agency	P
Club Premises	P

Use Class	Zones Regional Centre
Fast Food Outlet	D
Hotel/Tavern	P
Motel	D
Public Amusement	D
Reception Centre	D
Recreation – Private	P
Restaurant	P
Consulting Rooms	P
Health Studio	P
Medical Centre	P
Hospital	D
Convenience Store	P
Lunch Bar	P
Shop	P
Home Store	P
Commercial Vehicle Parking	D
Motor Vehicle, Boat or Caravan Sales	D
Motor Vehicle Hire Premises	D
Motor Vehicle Wash	D
Petrol Filling Station	D
Service Station	D
Animal Establishment	A
Cinema/Theatre	P
Funeral Parlour	D
Hardware Store	D
Night Club	P
Restricted Premises	P
Trade Display	D
Veterinary Centre	P
Vehicle - Disused	X

Use Class	Zones Regional Centre
INDUSTRIAL USES	
Cottage	D
Extractive	X
General	X
General (Licensed)	X
Light	A
Noxious	X
Service	A
Fuel Depot	X
Storage Yard	A
Warehouse	D
Motor Vehicle Wrecking	X
Transport Depot	A
Marine Engineering	X
Motor Vehicle Repair	D
AGRICULTURAL USES	
Agriculture Extensive	X
Agriculture Intensive	X
Agro forestry	X
Animal Husbandry - Intensive	X
Farm Supply Centre	D
Hobby Farm	X
Rural – Industry	X
Rural - Pursuit	X
USE NOT LISTED	
Uses not listed In accordance with clause 4.4.2 of TPS 3.	

Table 1 – Cockburn Central Town Centre Use Class Permissibility Table

Use class permissibility table is to be read in conjunction with the Cockburn Central Town Centre Structure Plan and City of Cockburn's Town Planning Scheme No. 3.

The symbols used in the cross reference in the Use Class Permissibility Table have the following meanings -

'P' means that the use is **permitted** by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme.

'D' means that the use is **not permitted unless** the local government has exercised its discretion by granting planning approval.

'A' means that the use is **not permitted unless** the local government has exercised its discretion and has granted planning approval after giving **special notice** in accordance with **clause 9.4**.

'X' means a use that is **not permitted** by the Scheme.

See Schedule 1 of the City of Cockburn's TPS 3 for appropriate land use definitions.

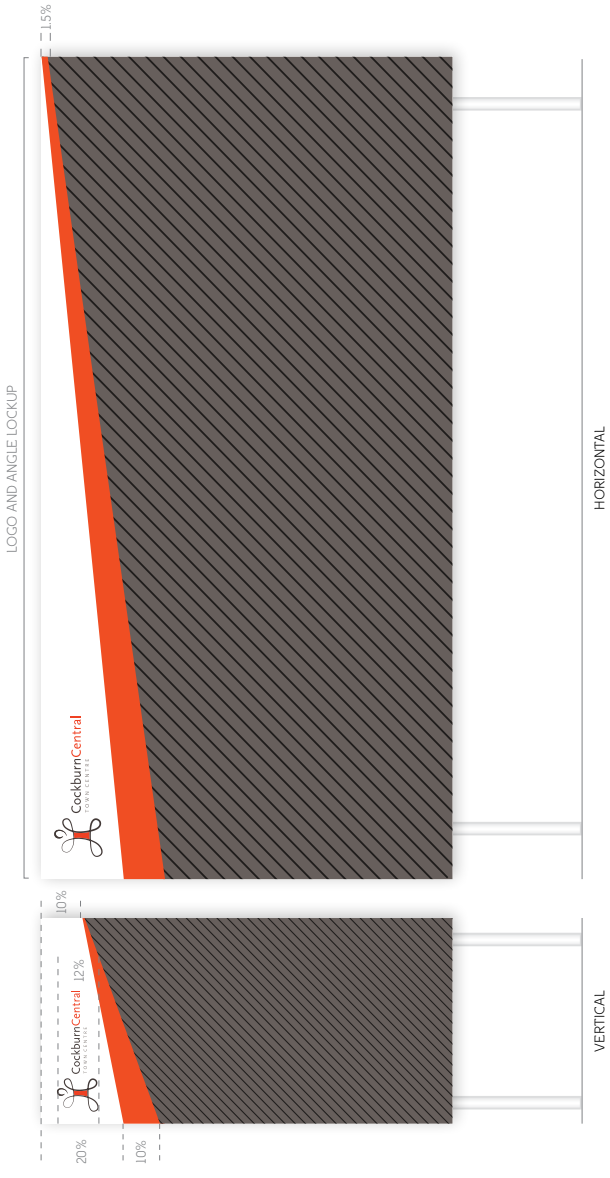
The uses permitted in this table prevail over and modify the uses permitted in the base zone - Regional Centre.

An appropriate use does not guarantee development approval. Prior to any development on the site, a Development Application and appropriate Building Licence approval must be obtained.

Appendix 3: Activity Centres Signage Strategy

Cockburn Central Town Centre

Template



The Cockburn Central Town Centre 'logo and angle lockup' should always be applied according to the following guidelines.

The logo must sit on a solid white background. The secondary angle must be in the Cockburn Central Town Centre red (C0 Y85 M100 K0) at 100% tint and opacity. The logo and angle configuration should not be overlapped or obstructed in any way.

Cockburn Central Town Centre

Vertical Signage

Copy-only Execution

Headline
340pt Scala Sans Regular;
380pt leading

Subhead and Website
160pt Scala Sans Regular;
192pt leading

Contact Details
130pt Scala Sans Regular;
144pt leading

Colour Palette
Red (C0 Y85 M100 K0)
Grey (C10 Y20 M20 K85)

Colin Pattern
15% opacity or less

Secondary Angle
Please refer to the Cockburn Central Town Centre Brand Manual for application guidelines

COPY-ONLY

Image Execution

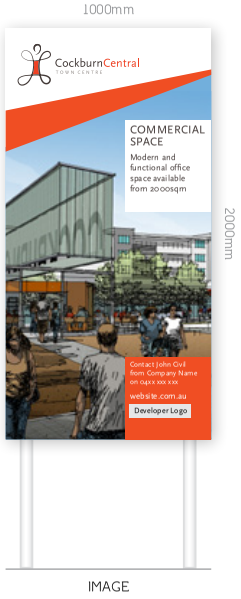
Headline
160pt Scala Sans Regular;
160pt leading, 20mm
paragraph space after

Subhead and Website
120pt Scala Sans Regular;
144pt leading

Contact Details
100pt Scala Sans Regular;
120pt leading

Colour Palette
Red (C0 Y85 M100 K0)
Grey (C10 Y20 M20 K85)

Background Box
20mm from top left
of text



IMAGE

Cockburn Central Town Centre

Horizontal Signage

Copy-only Execution

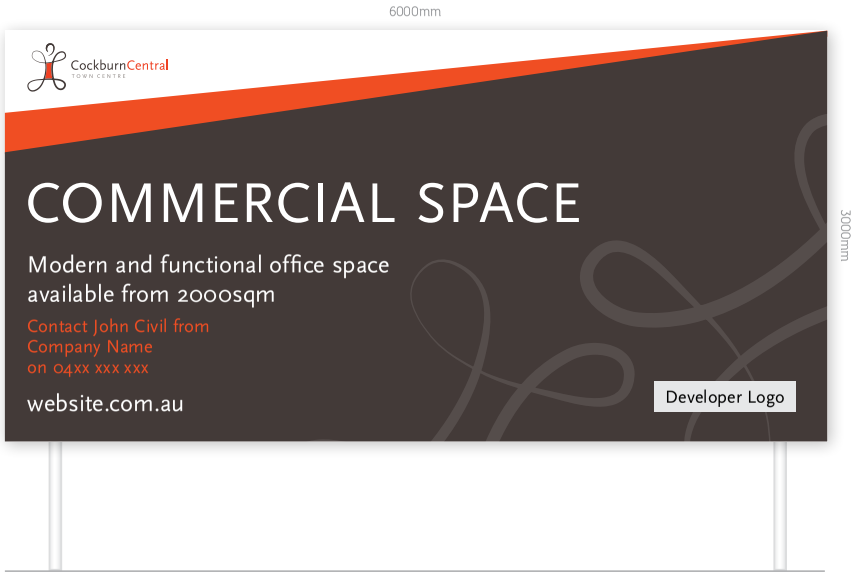
Headline
1200pt Scala Sans Regular;
1200pt leading

Subhead and Website
500pt Scala Sans Regular;
600pt leading

Contact Details
380pt Scala Sans Regular;
420pt leading

Colour Palette
Red (C0 Y85 M100 K0)
Grey (C10 Y20 M20 K85)

Colin Pattern
15% opacity or less



Cockburn Central Town Centre

Horizontal Signage

Image Execution

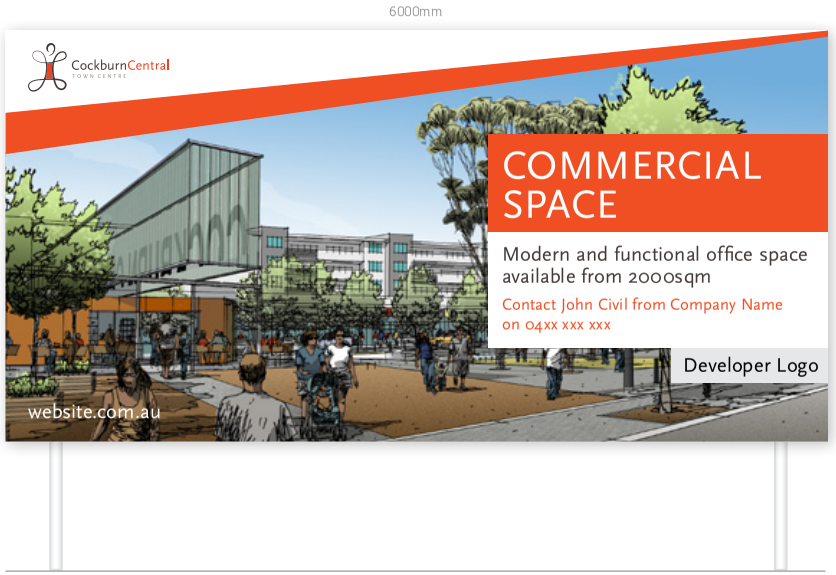
Headline
840pt Scala Sans Regular,
800pt leading

Subhead and Website
420pt Scala Sans Regular,
450pt leading, 50mm paragraph
space after

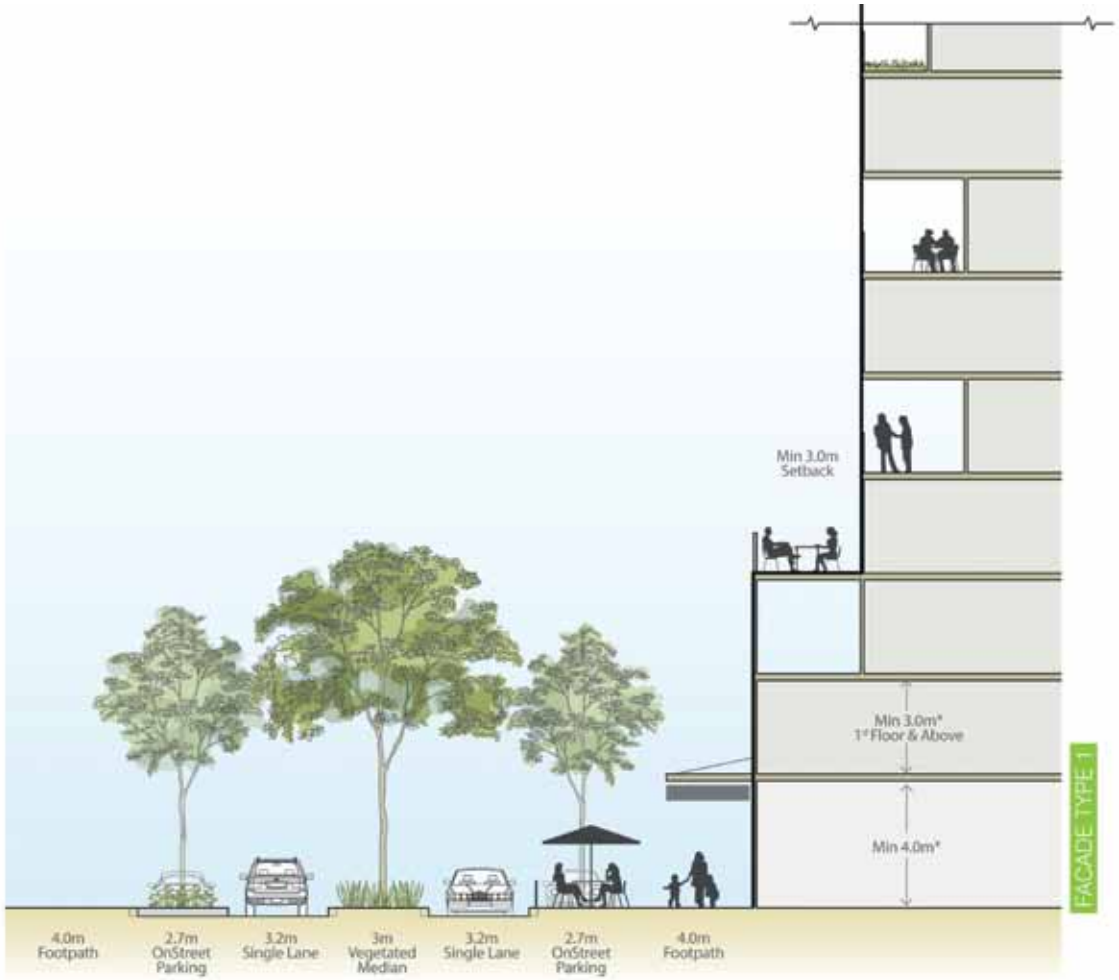
Contact Details
340pt Scala Sans Regular,
410pt leading

Colour Palette
Red (C0 Y85 M100 K0)
Grey (C10 Y20 M20 K85)

Background Box
100mm from top left
of text



Appendix 4: Facade Type Masterplan



*Floor to Floor Height

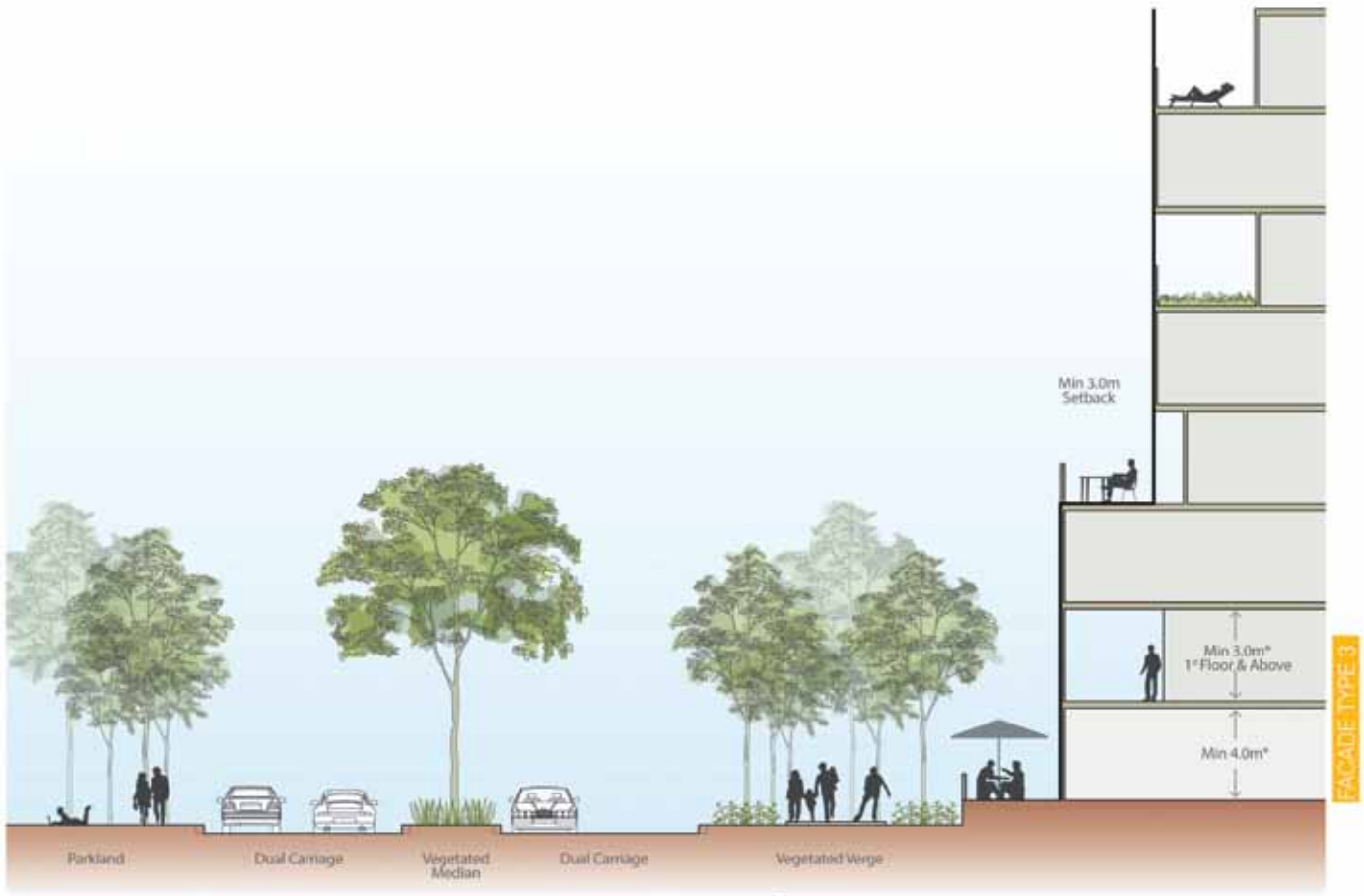
FACADE TYPE 1

COCKBURN CENTRAL TOWN CENTRE

DATE 03.10.2012 | DWG NO 00X | REV X | SCALE NTS

Level 1, 55 St Georges Tce, Perth, WA 6000 Australia
Tel +618 9346 0500 Fax +618 9221 1779
info@urbis.com.au www.urbis.com.au
Urbis Pty Ltd ABN 50 105 256 228 Australia . Asia . Middle East

urbis



*Floor to Floor Height

FACADE TYPE 3

COCKBURN CENTRAL TOWN CENTRE

DATE 03.10.2012 | DWG NO 00X | REV X | SCALE NTS

Level 1, 55 St Georges Tce, Perth, WA 6000 Australia
Tel +618 9346 0500 Fax +618 9221 1779
info@urbis.com.au www.urbis.com.au
Urbis Pty Ltd ABN 50 105 256 228 Australia . Asia . Middle East

urbis

FACADE TYPE 3 - PLAN VIEW

COCKBURN CENTRAL TOWN CENTRE

DATE 03.10.2012 DWG NO 00X REV x SCALE NTS

urbis

Level 1, 55 St Georges Tce, Perth, WA 6000 Australia
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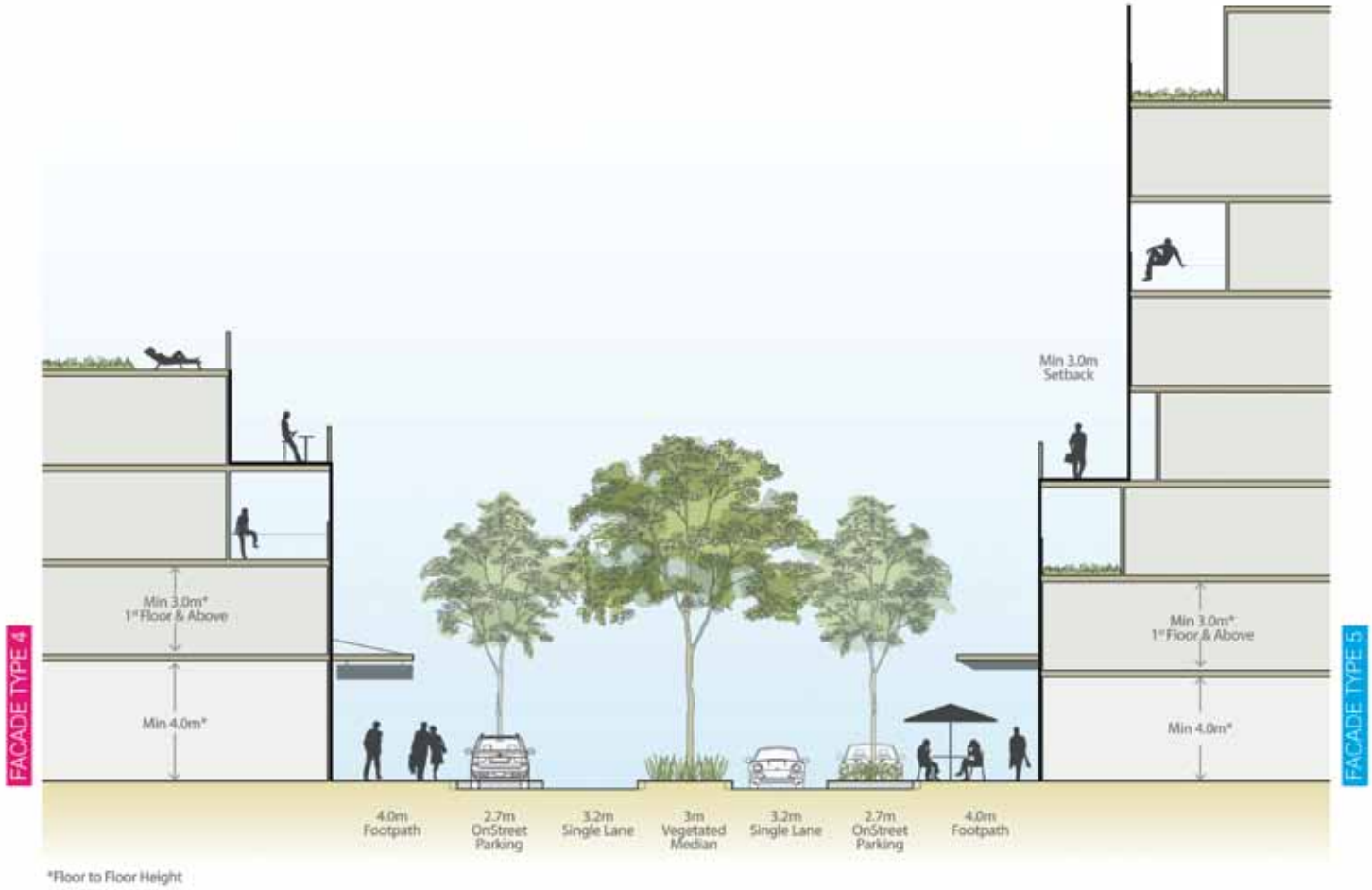
info@urbis.com.au www.urbis.com.au
Urbis Pty Ltd ABN 50 105 256 228 Australia · Asia · Middle East



*Floor to Floor Height

FACADE TYPE 4 + 5

COCKBURN CENTRAL TOWN CENTRE

DATE 03.10.2012 | DWG NO 003 | REV X | SCALE NTS

Level 1, 55 St Georges Tce, Perth, WA 6000 Australia
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Urbis Pty Ltd ABN 50 105 256 228 Australia . Asia . Middle East

urbis

Addendum 1 - Relationship to other planning instruments

This summary assists proponents and assessors to explain how the Cockburn Central Town Centre (CCTC) Design Guidelines (DGs) shall be read in conjunction with State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments (the R-Codes Volume 2).

The following table outlines which design elements of the CCTC DGs no longer apply, and the prevailing Acceptable Outcomes of the R-Codes Volume 2:

CCTC DG Design Element	CCTC DG Mandatory Development Control Detail	R-CODES VOLUME 2 Prevailing Acceptable Outcome	Rationale
Section 5.4 Development Diversity			
5.4.2 Residential Diversity	**Dot Point 2 at page 18** – *is no longer applicable.*	A 4.14.1; and Figure 4.3c	DG's inconsistent with R-Codes A4.14.1 and specifically Figure 4.3c. DG's require a minimum ground level ceiling height of 4.1m is to be incorporated for mandated convertible units. R-Codes promote increased ceiling heights and specify a 4.0m height specifically for café and restaurant uses.
5.4.2 Residential Diversity	**Dot Point 3 at page 18** – *is no longer applicable.*	A 4.8.1	DG's inconsistent with R-Codes A4.8.1. DG's require a minimum of 20% one-bedroom dwellings and 40% two-bedroom dwellings in any one development. R-Codes require diversity in dwelling types without specifying specific quantities and distribution.
Section 5.9 Access, Parking and Service			
5.9.2 Vehicle Parking	**Parking ratio table at page 27** - *Parking ratios for vehicle, motorcycle and bicycle parking for residential land use(s) are no longer applicable.*	A 3.9.2 and Table 3.9	DG's residential parking ratios are partly inconsistent with R-Codes. Note: For other non-residential land uses within the table, DG's prevail).
Section 6.3 Environmental Design and Performance			
6.3.1 Solar Access	**Dot point 5 at page 45** – *is no longer applicable.*	A 4.1.1(b)	DG's inconsistent with R-Codes. DG's state that no more than 10% of all apartments should have solely south facing primary living spaces. R-Codes provide an alternative measurement.
6.3.5 Energy Efficiency	**Dot Point 1 at page 49** – *is no longer applicable.*	A 4.15.1	DG's inconsistent with R-Codes A4.15.1. DG's require that the building achieves an average NatHERS 5-star rating. R-Codes increase that requirement as a minimum standard.
Section 6.4 Building Services			
6.4.1 Waste Management	**Dot Point 1 at page 52** – *is no longer applicable.*	A 4.17.2	DG's inconsistent with R-Codes A4.17.2. DG's only specify compliance with the City of Cockburn Waste Minimisation Policy. R-Codes require accordance with the WALGA Multiple Dwelling Waste Management Plan Guidelines.
6.4.4 Storage	**Dot Point 1 at page 53** – *is no longer applicable.*	A 4.6.1	(DG's inconsistent with R-Codes Table 4.6. DG's state that a separate lockable storage for each dwelling must be provided with a minimum of 4.0sqm). R-Codes provide variable storage sizes and location dependant on dwelling type.
Section 7.0 Landscape Design			
7.1 Residential Private Outdoor Space	**Dot Point 1 at page 59** – *is no longer applicable.*	A 4.4.1 and Table 4.4	DG's inconsistent with R-Codes Table 4.4. DG's state that every apartment shall have a balcony, terrace or courtyard with a minimum of 2.5m and 10sqm area, accessed from a main living area).