

POL	PHOENIX BUSINESS PARK DESIGN GUIDELINES	LPP 4.1
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BACKGROUND:

In order to facilitate improved built form, functionality and a high quality landscaped environment for the Phoenix Business Park on Lot 503 Phoenix Road, Bibra Lake, the following Design Guidelines have been produced.

PURPOSE:

To establish Design Guidelines for the Phoenix Business Park in order to achieve high quality development. These guidelines represent additional requirements to the existing provisions under the City's Town Planning Scheme No. 3 (TPS 3).

The requirements apply to all development for Lot 503 Phoenix Road as per the concept plan contained within the attached Design Guidelines.

POLICY:

The Design Guidelines are attached [LPP 4.1-Design Guidelines](#).

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DESIGN GUIDELINES

PHOENIX BUSINESS PARK

8 March 2018

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1.0 INTRODUCTION

The Phoenix Business Park is located on the corner of Phoenix and Sudlow Roads in Bibra Lake (herein referred to as the subject site). The land is adjacent to Landcorp's Cockburn Commercial Park to the east and south.

The Phoenix Business Park covers a total area of 38.14ha and is located on the southern corner of Phoenix and Sudlow Roads within a well-established industrial precinct.

The Phoenix Business Park includes the redevelopment of the site into a series of Mixed Business and Industrial allotments. A Concept Plan has been prepared and approved for the site, which provides the basic framework for the subdivision of the land and outlines specific requirements which have been applicable to the site's subdivision. The Phoenix Business Park incorporates lots of various sizes and will be suitable for various uses as permitted under the City of Cockburn's Town Planning Scheme No. 3 (TPS 3) within the Mixed Business and Industry zones.

1.1 Background

These Design Guidelines have been formulated to assist purchasers and the City of Cockburn with the development of each individual allotment to a high standard. Aspects such as visual amenity and ensuring best practice standards in the configuration of the built form, solar orientation, landscaping, access, etc will be achieved through the implementation of these guidelines.

All development of Lots contained within the Phoenix Business Park shall comply with the standards of TPS 3 and relevant Council Policies unless approved otherwise by Council and/or as specified under these Design Guidelines.

The main objectives for the Phoenix Business Park include the following:

- To achieve a high quality built standard which is both appealing and has a strong emphasis on attractive and functionally designed buildings with high quality landscaping
- To achieve a degree of consistency and capability in the built form and landscaping, whilst allowing for individuality and well-presented corporate or market image.
- To achieve energy efficient sustainable development outcomes.
- To ensure individual sites are well planned to assist in maintaining the future value of the Phoenix Business Park.

1.2 Approvals Process

Under the requirements of the TPS 3, Planning Approval may be required for all development on each allotment.

These Design Guidelines may be varied subject to assessment, and approval being granted by the City of Cockburn.

2.0 LAND USE

Land use within the Phoenix Business Park is to be undertaken in accordance with TPS 3 and the approved Concept Plan for the site.

TPS 3 outlines the land uses which may be approved within the Mixed Business and Industry zones.

For Mixed Business zoned lots consideration must be given to attenuating a premises if it is proposed to involve a noise generating activity. If a noise generating activity is proposed, then the applicant is required to provide certification from a suitably qualified professional that the building is adequately attenuated

Consideration should be given to the provision of car parking for all “Warehouse” developments. Any future change of use to a more intensive use which results in a higher parking requirement is unlikely to be approved by the City.

The specific development requirements contained within the Design Guidelines are to apply regardless of the zoning of the land under TPS 3.

3.0 GENERAL DESIGN GUIDELINES

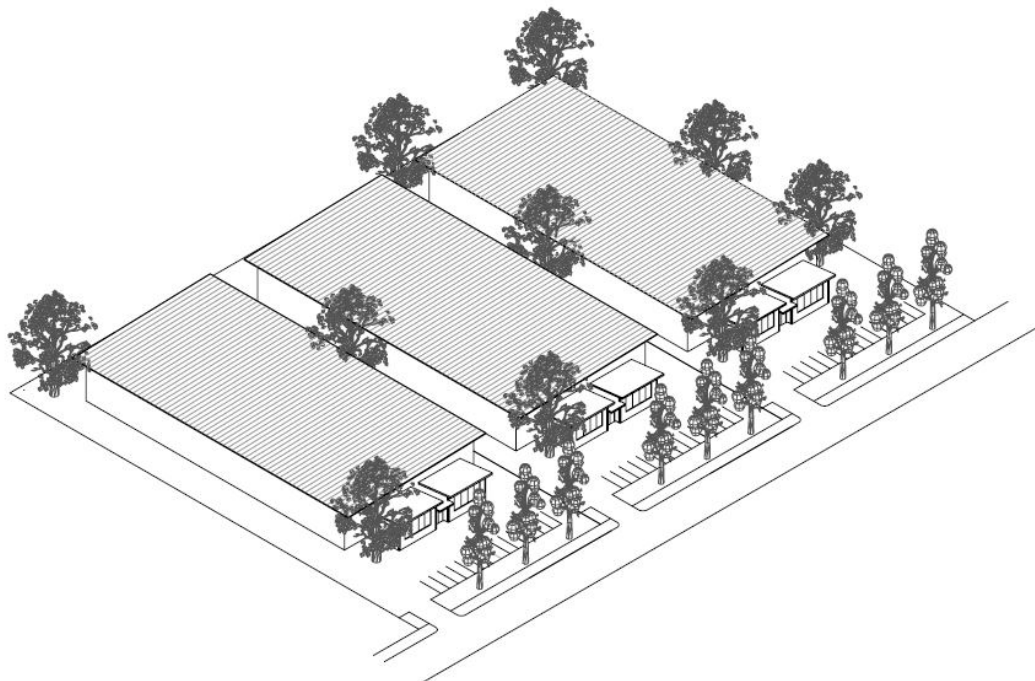
3.1 Site Layout

As a general rule, the layout of buildings on the lot as well as the correct/appropriate location and orientation of openings should be considered in order to take advantage of passive solar conditions as well as prevailing winds. Through the implementation of these simple design initiatives running costs of the buildings can be significantly reduced with little or no additional building cost. An example of building orientation is to maximize north and south exposure and natural cross-flow ventilation. In addition, careful consideration of landscaping may assist in providing shade throughout summer months and allow for the use of the winter sun.

In addition to taking advantage of passive solar conditions, site planning should also take into account the following:

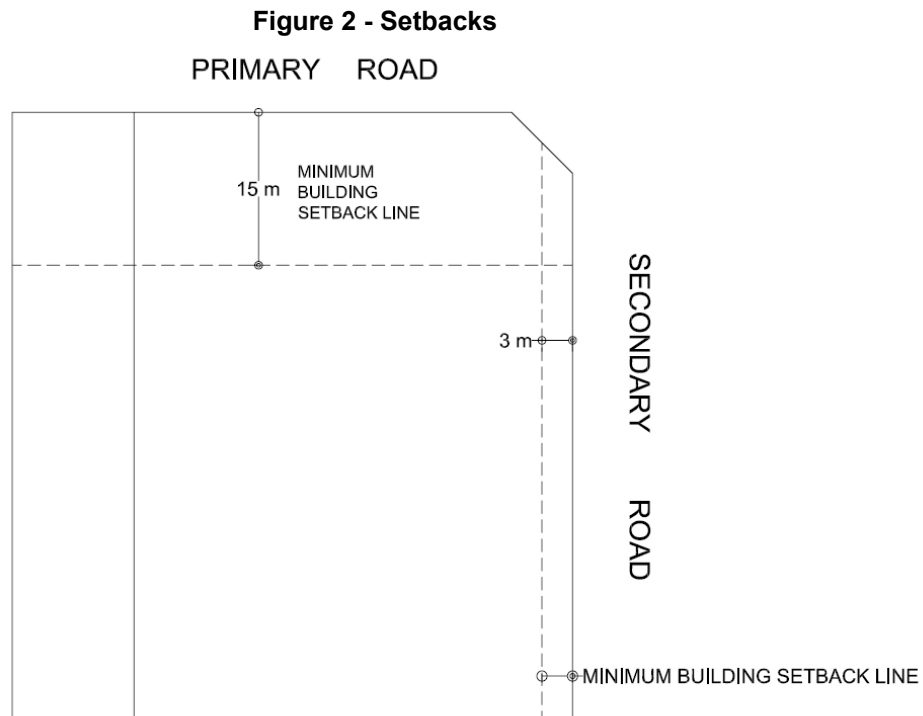
- Presentation of the building to the street
- Topography
- Development on adjacent lots including land uses
- Contributing to an overall attractive streetscape
- Access and traffic movement

Figure 1 – Indicative Layout



3.2 Setbacks

- Buildings shall be setback to the front boundary a minimum of 15m.
- Where a corner lot is applicable, the front or primary setback shall be a minimum of 15m with a secondary street having a minimum setback of 3m.
- Side and rear setbacks shall be in accordance with the requirements of the Building Code of Australia.



3.3 Building Height

The maximum building height shall be in accordance with the requirements of TPS 3 (except for those lots abutting Phoenix Road).

3.4 Site Cover

Development shall be designed to achieve minimum site coverage of 20% of the total lot area.

3.5 Car Parking and Access

Car parking and internal roadway design shall comply with the requirements of TPS 3 unless varied by Council. In addition to these requirements, the following shall apply:

- Customer parking is encouraged within the front setback and/or in front of the main or dominant buildings on site.
- Employee or non-customer parking is encouraged to the side or rear of the main or dominant buildings on site.

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- A limit of one (1) crossover for every 30m of lot frontage shall apply with a maximum of two (2) crossovers for corner lots.
- Minimum separation distances for crossovers will be as prescribed by TPS 3.
- Service haulage vehicles are to be separated where possible from visitor and staff parking areas.
- For large commercial vehicles provision is to be made to allow vehicles to manoeuvre on site and return to the road in forward gear.
- Pedestrian paths shall be clearly marked and separated from areas of frequent vehicular movement.
- Vehicle road surface is to be asphalt, brick paved or concrete to a colour/material which compliments and enhances the built form of the lot.
- On street car parking is not permitted unless provided for as part of subdivision.
- Shade trees are to be provided at the rate of one (1) tree per six (6) car parking bays.
- Car parking areas are to be well lit.
- All vehicle access is to be provided from internal subdivision roads as depicted on the approved Structure/Concept Plan.
- Crossovers are to be shared where lots/development is amalgamated.

3.6 Storage/Service Areas

Service and storage areas are to be located behind the front building line and are to be screened from the street. In this regard landscaping or approved screen fencing shall be provided. Details of fencing are to be provided at the Development Application stage.

3.7 Fencing

Security fencing is permitted alongside and rear boundaries. Where security fencing is proposed along the front or secondary street side, this form of fencing is to be located on the property boundary line as a minimum, but in any event, with on-site landscaping located behind.

The minimum standard of fencing shall be black PVC coated chain mesh with black support members and shall meet a height of 1.8 m. Additional security may be provided through the provision of a maximum “3-Barb” wire on top of the chain mesh fence or equivalent. All gates, posts and fittings shall be black galvanized steel.

Other fencing shall be designed to complement building and landscaping designs.

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3.8 Street Landscaping

Objective: *to ensure a high degree of uniformity in the appearance and maintenance of verge landscaping.*

The verge in front of a lot needs to be landscaped with the following as a minimum:

- One (1) tree for every 30 lineal metres of frontage (at least two (2) if greater than 30m);
- The tree types are to be native and either: *Eucalyptus marginata*, *rudis* or *gomphacephala*;
- The trees are to be a minimum of 2m in height (approx. 45 litre pot size at time of planting);
- The balance of the verge shall be grass;
- The grass and trees are to be irrigated for a minimum of two (2) years (to establishment);
- After two (2) years, the irrigation can be switched off or continued (from the lot/property supply);
- Irrigation conduits shall be installed across the front boundary of lots in Stage 1 to facilitate on-going irrigation of the verge from private lots/supplies;
- The verge landscaping in front of a lot is the sole responsibility of the property owner and/or tenant. THE CITY OF COCKBURN DOES NOT MAINTAIN VERGES OTHER THAN STREET TREE PRUNING AND REPLACEMENT.
- No parking is permitted on the verge in front of a lot.

3.9 Lot Landscaping

Landscaping shall be provided in accordance with the provisions of TPS 3.

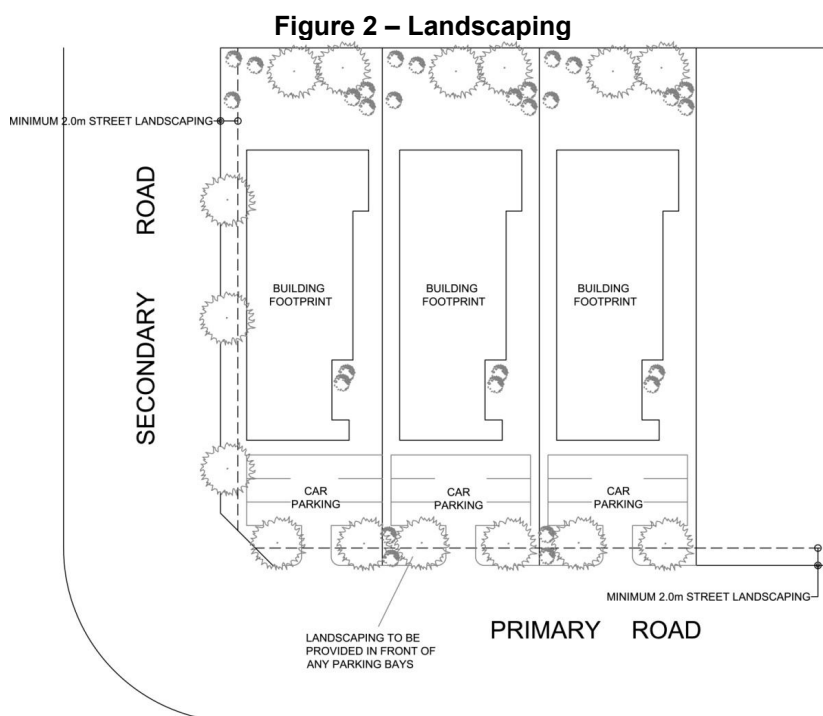
To assist with providing a consistent high quality street frontage, landscaping within a lot is to consist of the following:

- Shrub and tree planting within a 2m wide strip across the lot frontage (including corner lots) for the purpose of screening/softening the appearance of parking;
- 1m wide strip on each side boundary within the front setback area (i.e. the front 15m of a lot).
- Landscaping is to include the provision of trees (minimum 45 litres) at a rate of one per 20m² of landscaped area.
- In keeping with the requirements to assist with reducing water use and supporting biodiversity in the locality, it is essential to use locally endemic species in all landscape treatments.
- The use of exotic species is to be limited to specific outcomes related to managing the local environment. For example, a deciduous tree may be utilised to shade a north facing office front

window, whilst providing for winter sun penetration during winter months.

- Careful consideration is to be given to consistency of the streetscape, tree form and growth habit.
- Where existing trees are retained, it is encouraged that they are incorporated into car parking areas or other landscaping areas within the allotment.
- Where existing trees have been retained they shall not be removed and all care is to be taken to protect these trees during the construction phase. In the event that existing trees die or are diseased they must be replaced with mature tree(s) of a similar type.
- Landscaping should be limited to and utilize native species where possible.

Note: A list of species is attached for your reference (Refer to Appendix 1). A suitably qualified landscaper can select species suitable to meet stipulations of the City of Cockburn. Use of any non-locally endemic species is only at the approval of the City of Cockburn.



4.0 PHOENIX ROAD ALLOTMENTS

Objective: *to ensure a uniform, discrete frontage to the Public Open Space and Phoenix Road. A uniform edge (i.e. without openings) will also provide a higher degree of sound attenuation to residential development on the north side of Phoenix Road.*

The following guidelines are specific to the Lots abutting Phoenix Road. The General Design Guidelines apply in addition to the following criteria.

4.1 Site Layout

Lots which abut the Parks and Recreation Reserve adjacent to Phoenix Road are to have buildings constructed which are designed to address the internal subdivision road. The facades of buildings and any masonry walls located on the Phoenix Road boundary shall be designed to add interest and a high standard of development.

4.2 Setbacks

Buildings shall be setback to the front boundary (internal subdivision road) a minimum of 15m. Where a corner lot is applicable, the front or primary setback shall be a minimum of 15m with a secondary street having a minimum setback of 3m.

Side and rear setbacks shall be in accordance with the requirements of the Building Code of Australia.

A nil setback is permitted to the northern boundary (adjacent to the POS Reserve along Phoenix Road). Where a nil setback is not proposed to the northern boundary of Lots 1-8 inclusive (adjacent to the POS Reserve along Phoenix Road), a solid masonry wall is required to be constructed on the boundary, to a height of no less than 2.5m in a texture and colour complimentary to any walls or buildings on an adjoining lot.

Any walls or buildings on the northern boundary shall be painted with an anti-graffiti coating.

4.3 Building Height

Where a nil setback is proposed, the height of walls on the northern (Phoenix Road) boundary are to be no greater than 7.5m; plus the height of a building to be no greater than 7.5m for the 10 m adjacent to the northern boundary of each site (Lots 1-8 and 64).

4.4 Access

Lots are to be accessed via the internal subdivision road as depicted on the approved Phoenix Business Park Structure/Concept Plan.

4.5 Built Form

Particular emphasis shall be placed on the appearance of the Phoenix Road boundary façade. Buildings shall be designed to address both the primary street and the secondary street frontage (in the case of corner blocks) with an emphasis placed on the impact of the building from the street at the point of entry into the site. The main entry into the site should be clearly visible or marked with signage.

A high standard of building design is required. The facades of buildings shall be designed to add interest to the development. The use of colour, built form and materials should be complimentary and consistent.

- Walls erected along the Phoenix Road POS are to be finished in the colour known as Colourbond® Wilderness® or equivalent to the satisfaction of the City and treated with an anti-graffiti coating.
- No signage is permitted along the northern boundary of lots abutting the Phoenix Road POS.

All signs shall be designed as an integral part of the building design and shall be built to a standard equal to and consistent with the building design.

4.6 Fencing

Uniform fencing (Visually Permeable) is to be constructed along the common boundary of the proposed Lot 660 (as depicted on the Concept Plan) with the proposed Reserve for Recreation.

5.0 Sudlow Road Allotments

The following guidelines are specific to the Dual Frontage Lots abutting Sudlow Road. The General Design Guidelines shall apply in addition to the following criteria.

5.1 Site Layout

Lots which front Sudlow Road are to have buildings constructed which are designed to orientate towards and address Sudlow Road. Corner lots which abut Sudlow Road are encouraged to have buildings constructed which address Sudlow Road in addition to the internal subdivision road.

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5.2 Setbacks

Buildings shall be setback to the primary boundary (internal subdivision road) a minimum of 15m with a secondary street boundary having a minimum setback of 3m.

For the dual frontage lots, a minimum setback of 3m shall be provided to Sudlow Road.

Side and rear setbacks shall be in accordance with the requirements of the Building Code of Australia.

5.3 Access

No access is permitted to Sudlow Road. All access is to be from the internal subdivision road(s) as depicted on the approved Structure/Concept Plan.

5.4 Landscaping

A continuous 2m wide landscaping strip is to be provided along the Sudlow Road frontage in addition to the internal subdivision road(s) which shall, as a minimum, incorporate two trees.

5.5 Built Form

Buildings shall be designed to address both the primary street and the secondary street frontage with an emphasis placed on the impact of the building from the street at the point of entry into the site. The main entry into the site should be clearly visible or marked with signage.

Particular emphasis shall be placed on the appearance of the Sudlow Road façade. Buildings shall be designed to address the street with an emphasis placed on the impact of the building from the street. A high standard of building design shall be provided.

The following principles shall guide the development of an appropriate building design:

- A contribution to the streetscape.
- Unrelieved expanses of wall or roof should be avoided.
- The facades of buildings shall be designed to add interest to the development.
- The front elevation shall address the street and provide an inviting entrance.
- The use of colour, built form and materials should be complimentary and consistent. In particular the Sudlow Road façade should be consistent in appearance to the façade at the internal subdivision road.
- All signs shall be designed as an integral part of the building design.

6.0 Aspiration Circuit Allotments

The following guidelines are specific to the Lots abutting Aspiration Circuit to the east of the subject site. The General Design Guidelines shall apply in addition to the following criteria.

6.1 Site Layout

Buildings shall be designed to front either the internal subdivision road or Aspiration Circuit. Where a lot has its primary frontage (access) to the internal subdivision road, buildings are to be designed to also address Aspiration Circuit, and vice versa.

6.2 Setbacks

For dual frontage lots, buildings shall be setback a minimum of 15 m to each frontage. For Lot 16 a primary street setback of 15 m is required with a secondary street boundary having a minimum setback of 3m.

Side and rear setbacks shall be in accordance with the requirements of the Building Code of Australia.

6.3 Access

Access is permitted to either the internal subdivision road(s) as depicted on the approved Concept Plan or from Aspiration Circuit.

6.4 Landscaping

A continuous 2m wide landscaping strip is to be provided along the Aspiration Circuit frontage in addition to the internal subdivision road(s) which shall, as a minimum, incorporate two trees.

6.5 Built Form

Buildings shall be designed to address both street frontage(s) with an emphasis placed on the appearance of the building from the street at the point of entry into the site. The main entry into the site should be clearly visible or marked with signage if more than one street frontage is to be used for vehicular movement.

The following principles shall guide the development of an appropriate building design:

- A contribution to the streetscape.
- Unrelieved expanses of wall or roof to be avoided.
- The facades of buildings shall be designed to add interest to the development.

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- East and West elevations at or in the vicinity of the designated setback shall address the street and provide an inviting entrance.
- The use of colour, built form and materials should be complimentary and consistent. In particular the Aspiration Court façade should be consistent in appearance to the façade at the internal subdivision road.
- All signs shall be designed as an integral part of the building design.

7.0 BUILT FORM

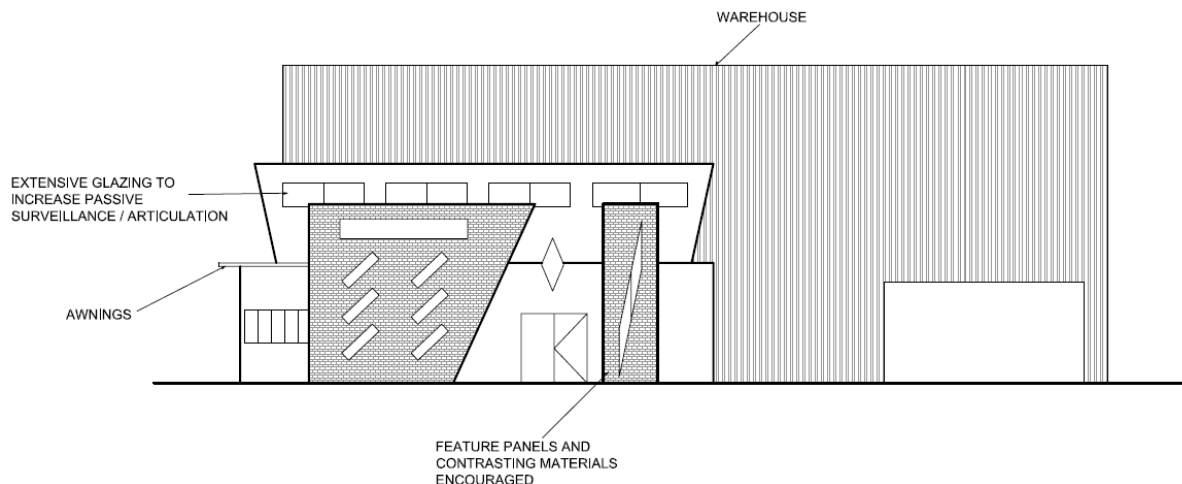
7.1 General

Buildings shall be designed to address the street with an emphasis placed on the impact of the building from the street at the point of entry into the site. The main entry into the site should be clearly visible.

The following principles are encouraged to be applied in the design of the development to achieve a high standard of development and building design.

- Front elevation to be designed to address the street and provide an inviting entrance. Awnings or similar are to be provided above the major entrance.
- Both elevations for corner lots shall address both street frontages.
- Buildings are not to have large unrelieved expanses of wall or roof where they address the street.
- The entrance points of buildings are encouraged to be focal points to the development and provide protection for pedestrians from the elements.

Figure 4 – Articulated Street Facade



7.2 Colours and Finishes

The facades of buildings shall be designed to add interest to the development. The broad principles applying to the finish of the buildings are as follows:

- Broad facades are to be broken down into separate sections to create variety and interest. This can be undertaken by girding, colour contrast and material variation or the use of bracing, roller doors, etc.
- Combination of one or two complimentary base colours with shade variations.
- Simple building structures should be broken up with the use of elements such as louvres, bracing and the placement of roller doors, the use of grids such as jointing within precast tilt up panels or compressed sheet metal and brick banding rendered panels.
- Coordination of elements where the colour of architectural details and trims, for example, fascia, columns, window frames, louvres are integral to the building design.
- Application of a colour scheme to achieve uniformity.

7.3 Roofline and Pitch

- Gables, pitched roofs and saw tooth roofs shall be pitched between 15° and 30°.
- A parapet, creating a visual top to the building façade, is to be provided where flat, skillion or similar roofs are used.

7.4 Plant Equipment

All plant equipment shall be screened from public areas, in particular all plant equipment shall be screened from view from the street.

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7.5 Other Structures

Where separate buildings on site are proposed (e.g. outbuildings), the design of each should take into consideration the whole of site planning so that all buildings present as an integrated development. Further expansion and staging should be considered to integrate future buildings. The use of colour, built form and materials should be complimentary and consistent.

7.6 Signage

Signage is to be in accordance with the provisions of TPS 3 including the following:

- Signage shall be integrated into the built form and shall not exceed a total area of 5% of the street front elevation.
- Only one free standing pylon or composite sign is permitted per lot. Where multiple occupancies are proposed the composite sign may have one panel per occupancy.
- Signage is not permitted on the roofs or parapets of a building.
- All signs shall be designed as an integral part of the building fabric and shall be built to a standard equal to and consistent with the building design.

8.0 CRIME PREVENTION

Crime prevention techniques/design elements are encouraged to be incorporated in all developments. In this regard the following principles are encouraged.

- The main entry point and staff entry shall be well lit.
- Storage and loading areas shall be well lit.
- Access points to public parking areas shall be well defined.
- Building materials shall be anti-graffiti coated where possible, in particular for boundary walls which adjoin the Phoenix Road Public Open Space reserve.
- Car parking areas are to be well lit.

9.0 MANDATORY REQUIREMENTS

NOTE : This is not an exhaustive list of requirements. The Design Guidelines must be read in their entirety.

Building Setbacks

- Front boundary setback 15m minimum.
- Corner lots or dual frontage lots secondary street boundary setback 3m minimum.
- Side and rear boundary setbacks shall be in accordance with the requirements of the Building Codes of Australia.

Development Area

- A minimum of 20% of the total site area is achieved.

Car parking

- Must comply with the requirements of TPS 3 unless varied by Council.

Access

- All vehicle access is to be provided via internal subdivision roads as depicted on the approved Structure/Concept Plan.

Storage/service Areas

- All service and storage areas to be setback behind the front building line and appropriately screened.

Fencing

- Fencing is to be located at the front building setback line as a minimum, but in any event, with on-site landscaping located behind.
- The minimum standard of fencing shall be black PVC coated chain mesh with black support members and shall meet a height of 1.8m. Additional security may be provided through the provision of a maximum "3-Barb"

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wire on top of the chain mesh fence or equivalent. All gates, posts and fittings shall be black galvanized steel.

- Other fencing shall be designed to complement building and landscaping designs.

Landscaping

- Shrub and tree planting within a 2m wide strip across the lot frontage (for the purpose of screening/softening the appearance of parking);
- 1m wide strip on each side boundary within the front setback area (i.e. the front 15m of a lot).
- Landscaping is to include the provision of trees (minimum 45 litres) at a rate of one per 20m² of landscaped area.
- Landscaping to be provided in front of car parking areas which abut the street.
- Those lots which have front and rear street frontage are to have the rear setback landscaped in accordance with the above.

Built form

- Buildings shall be designed to address the street with an emphasis placed on the impact of the building from the street at the point of entry into the site.
- The main entry into the site should be clearly visible or marked with signage.
- Awnings or similar are to be provided above the major entrance.
- Front elevations for corner lots shall address both street frontages. Buildings are encouraged to avoid large unrelieved expanses of wall or roof where seen from the street.
- For dual frontage lots the building shall be designed to address both frontages.

Colours/Finishes

- Broad facades are to be broken down into separate sections to create variety and interest.

Roofline and Pitch

- Gables, pitched roofs and saw tooth roofs shall be pitched between 15⁰ and 30⁰.
- A parapet, creating a visual top to the building façade, is to be provided where flat, skillion or similar roofs are used.

Signage

- Signage is to be in accordance with the provisions of TPS 3 including the following:
 - Signage is to be integrated into the built form and shall not exceed a total area of 5% of the street front elevation.
 - One free standing pylon or composite sign only per lot.
 - Signage is not permitted on the roofs or parapets of a building.

- All signs shall be designed as an integral part of the street front elevation and shall be built to a standard equal to and consistent with the building design.

APPENDIX 2

Plant species for Bibra Lake West

Botanical Name

Common Name

Ground covers and climbers

Anigozanthos manglesii	Kangaroo paw
Anigozanthos humilis	Cats paw
Burchardia umbellate	Milk maid
Kennedia prostrata	Running postman
Hardenbergia comptoniana	Native Wisteria
Conostylis aculeata	Spiny Cottonheads
Conostylis setigera	Bristly Cottonheads
Patersonia occidentalis	Purple flag
Pultenaea reticulata	* Hemiandra
pungens	Snake Bush
Dampiera linearis	Common Dampiera
Hakea prostrata	Harsh Hakea

Sedges

Lomandra caespitosa	Tuffed mat rush
Mesomelaena pseudostygia	*

Shrubs <1m

Hypocalymma robustum	Swan river myrtle
Bossiaea eriocarpa	Common brown pea
Philotheca spicata	Pepper and salt
Gompholobium tomentosum	Hairy yellow pea
Acacia wildenowiana	Grass wattle
Melaleuca seriata	*
Dianella revolute	
Banksia lindleyana	Couch Honeypot (formerly <i>Dryandra lindleyana</i>)
Hibbertia hypericoides	Yellow Buttercups
Hibbertia racemosa	Stalked Guinea Flower

Shrubs 1 to 3 m

Eremaea pauciflora	*
Acacia pulchella	Prickly moses
Xanthorrhoea preisii	Grass tree
Templetonia retusa	Cockie's tongues
Daviesia divaricata	Marno
Pimelea rosea	Rose banjine
Philotheca spicata	Pepper and Salt (prev. <i>Eriostemon</i>)
Scaevola canescens	Grey Scaevola

Trees/ Shrubs 3 to 5m

Jacksonia furcellata	Grey stinkwood
Jacksonia sternbergiana	Green stinkwood
Acacia saligna	Golden wreath wattle/ Coojong
Acacia cochlearis	Rigid Wattle
Macrozamia riedlei	Zamia palm
Adenanthos cygnorum	Woollybush
Dodonaea hackettiana	Perth hop bush
Kunzea glabrescens	Spearwood
Viminaria juncea	Swishbush

Trees up to 15m

Allocasuarina fraseriana	Common sheoak
Banksia menziesii	Firewood banksia
Banksia attenuata	Candle banksia
Banksia grandis	Bull banksia

Trees 15m>

Eucalyptus marginata	Jarrah
Eucalyptus calophylla	Marri
Eucalyptus rudis	Flooded Gum

* no common name