# Public Realm Design Guidelines

**OVERVIEW 2015**

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# Why is it Important?

- The **Public Realm** belongs to e**veryone**

- High **quality** public places are **vital** for creating **harmonious, socially inclusive** communities

- The Public Realm should **not** be seen in **isolation** but in the context of its adjacent buildings, their uses and its location in a wider network of public and private space.
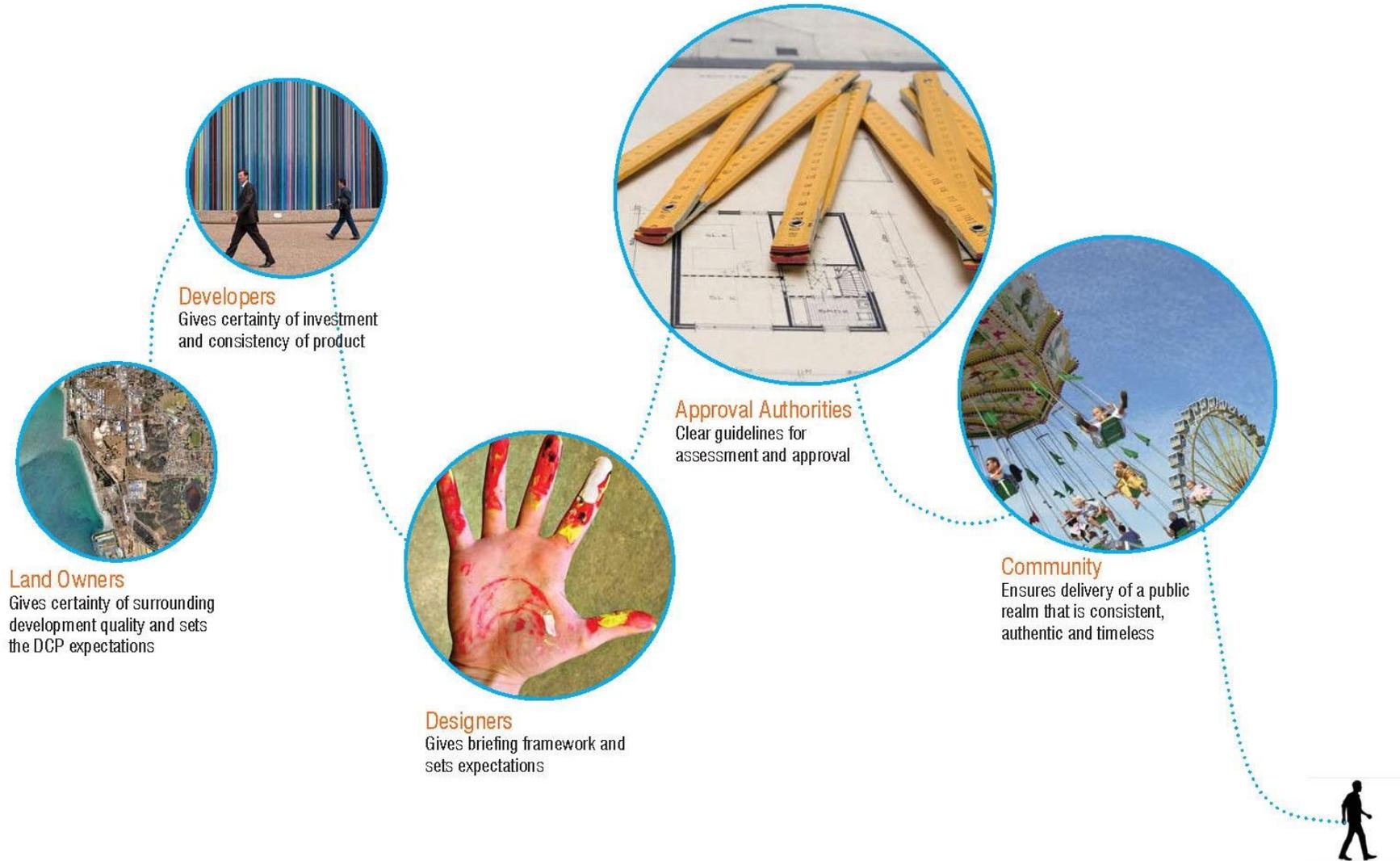


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# What's it all about?

- **Public Realm Design Guidelines** are **comprehensive** and **user friendly** documents that inform the design and assessment process for all **public areas**

- They reinforce the **Vision** for the place and ensure **consistency** of **quality** and **aesthetics** in the delivery of a project over its lifespan

- They form the **link** between the place **Vision** and **implementation**, delivering a 'road map' that ensures project aspirations are **realised** on the ground



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Source: Urbis

# Who Benefits?

**Developers**
Gives certainty of investment
and consistency of product

**Land Owners**
Gives certainty of surrounding
development quality and sets
the DCP expectations

**Approval Authorities**
Clear guidelines for
assessment and approval

**Community**
Ensures delivery of a public
realm that is consistent,
authentic and timeless

**Designers**
Gives briefing framework and
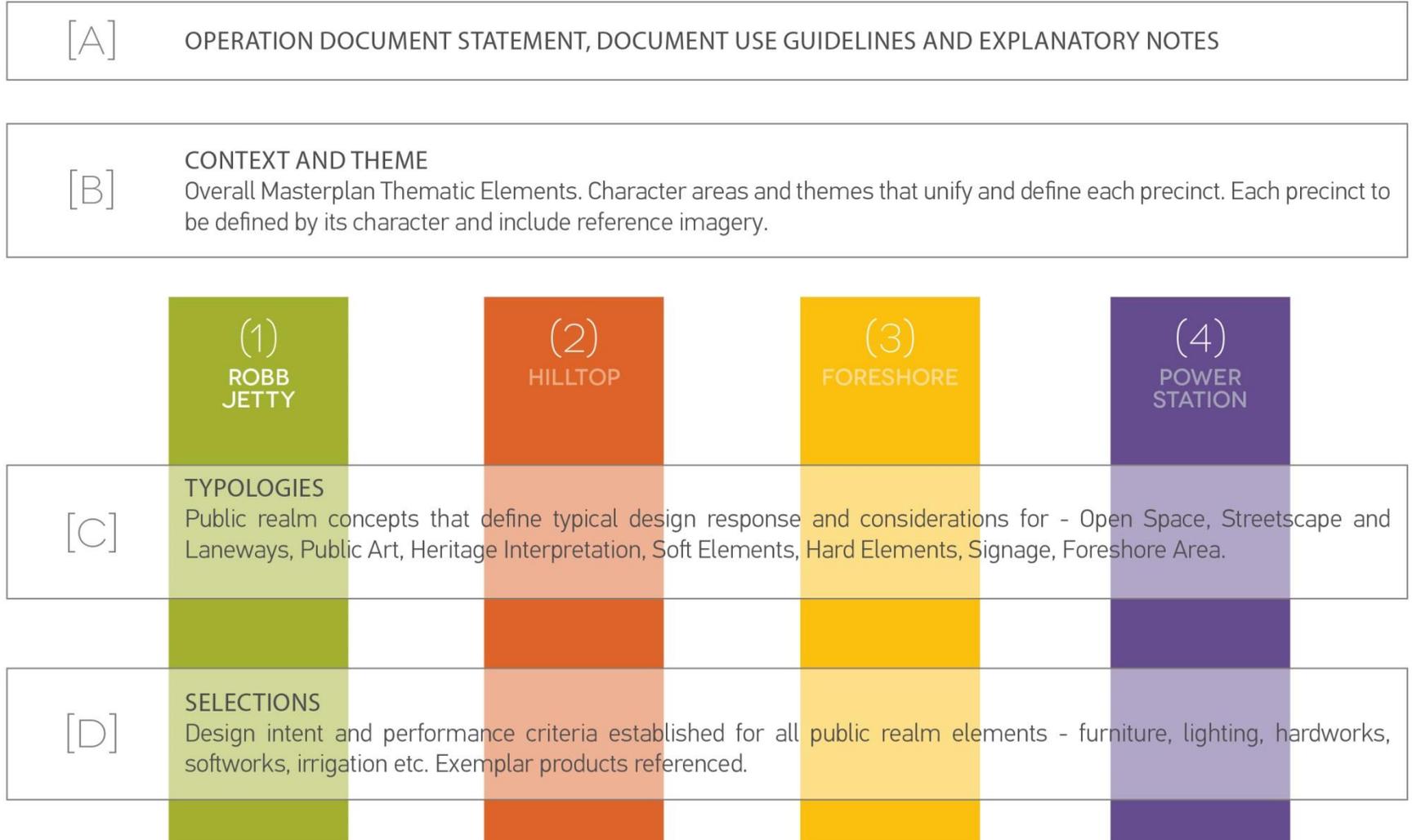sets expectations

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# Key Objectives

- To provide a basis for Council to **review** and **maintain** design **standards** across a subject area or precinct.

- To demonstrate a commitment to **best practice** in planning and design.

- To provide a **framework** upon which more detailed design and delivery processes can be built.

- Synthesise key research findings and identify **influences, drivers** and **considerations** for the public realm

- To establish an **accountable** and **transparent** process for public realm design, delivery, management, maintenance and handover to all stakeholders in the process.

- To ensure a **consistent** approach to planning and design for individual developments **over time** and across the subject area.

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# Structure

# Public Realm Guidelines Structure

[A] OPERATION DOCUMENT STATEMENT, DOCUMENT USE GUIDELINES AND EXPLANATORY NOTES

[B] CONTEXT AND THEME
Overall Masterplan Thematic Elements. Character areas and themes that unify and define each precinct. Each precinct to be defined by its character and include reference imagery.

(1) ROBB JETTY

(2) HILLTOP

(3) FORESHORE

(4) POWER STATION

[C] TYPOLOGIES
Public realm concepts that define typical design response and considerations for - Open Space, Streetscape and Laneways, Public Art, Heritage Interpretation, Soft Elements, Hard Elements, Signage, Foreshore Area.

[D] SELECTIONS
Design intent and performance criteria established for all public realm elements - furniture, lighting, hardworks, softworks, irrigation etc. Exemplar products referenced.

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# Application and Principles

## (A) INTRODUCTION

0.1 Introduction

0.2 Application

0.3 Relationship to other documents

0.4 Timing of Use of PRDG

0.5 Planning Framework

0.6 Operation

0.7 Development Vision

0.8 Application Process

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**DRAFT**

## (A) INTRODUCTION

**0.3 Relationship to other documents**

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

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

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

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

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

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

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

**0.4 Timing of Use of PRDG**

The Cockburn Coast Public Realm Design Guidelines should be referred to at the initiation of the project design phase of all POS and streetscape developments to ensure that the relevant information is embedded into all works at an early stage.
Additionally, it should be referenced throughout the subsequent design phases to ensure continuity of vision keeping and will be used as an assessment mechanism by approval agencies.

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

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

| | | |
| --- | --- | --- |
| Phase 1. | Project Initiation | **Public Realm Guidelines** |
| Phase 2. | Concept Design | |
| Phase 3. | Design Development | |
| Phase 4. | Contract Documentation | |
| Phase 5. | Contract Administration | |
| Phase 6. | Defects Liability Period | |

FIGURE 1 - Typical phases and document reference

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**0.6 Operation**

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

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

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

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

The following pages provide a summary of the PRDG which is divided into four parts:
· Part A: Introduction - Guideline Statement, Document Use Guidelines and Explanatory Notes
· Part B: Context and Themes – Overall Masterplan thematic element, character areas and themes that unify and define each precinct.
· Part C: Typologies - Public realm concepts that define typical design response and considerations for various public realm areas by precinct
· Part D: Selections - Design intent and performance criteria established for all public realm elements by precinct

**0.7 Development Vision**

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

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

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

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

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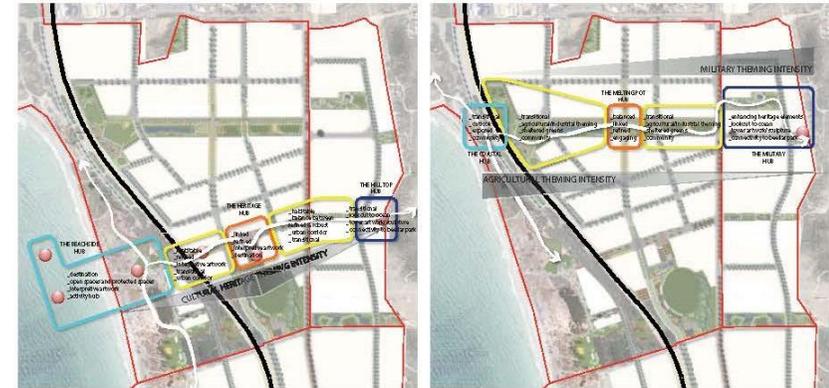
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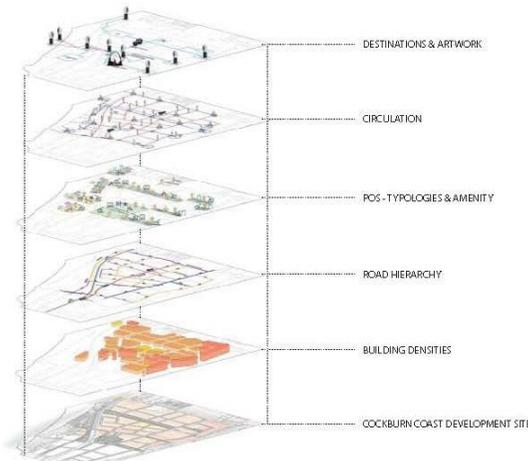# Context and Principles

## Public Realm Principles

- Place
- Activity
- Multifunctional and Adaptable
- Social Interaction
- Health and Wellbeing
- Connectivity
- Identity
- Water Sensitive Urban Design
- Infrastructure
- Environmental Sustainability
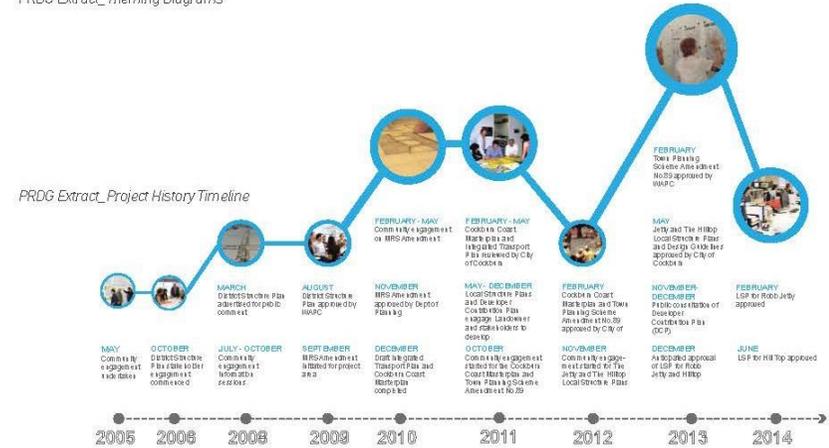- Economic Sustainability

(B) CONTEXT & THEMES

0.9 Project History
0.10 Context
0.11 Master Plan
0.12 Layers
0.13 Precincts
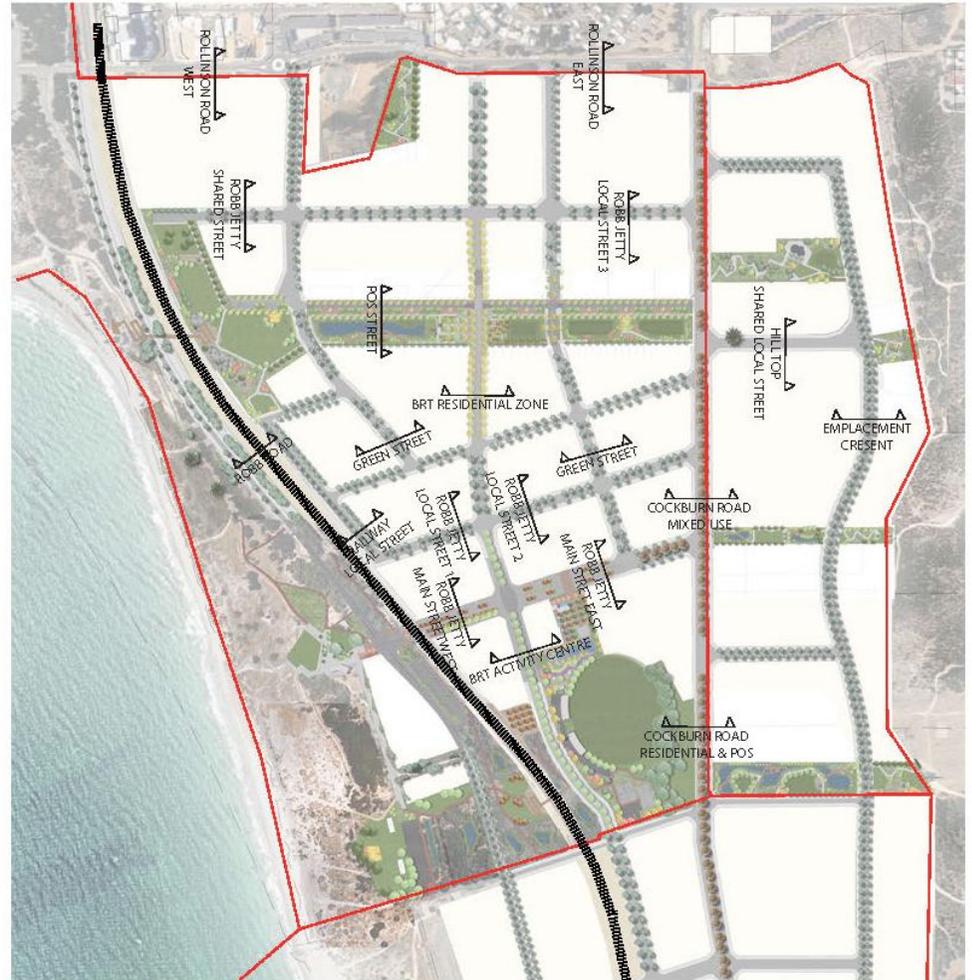0.14 Themes



PRDG Extract_Theming Diagrams



PRDG Extract_Project History Timeline



DESTINATIONS & ARTWORK

CIRCULATION

POS - TYPOLOGIES & AMENITY

ROAD HIERARCHY

BUILDING DENSITIES

COCKBURN COAST DEVELOPMENT SITE

PRDG Extract_Layers

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# Typologies

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## Typologies - Streets

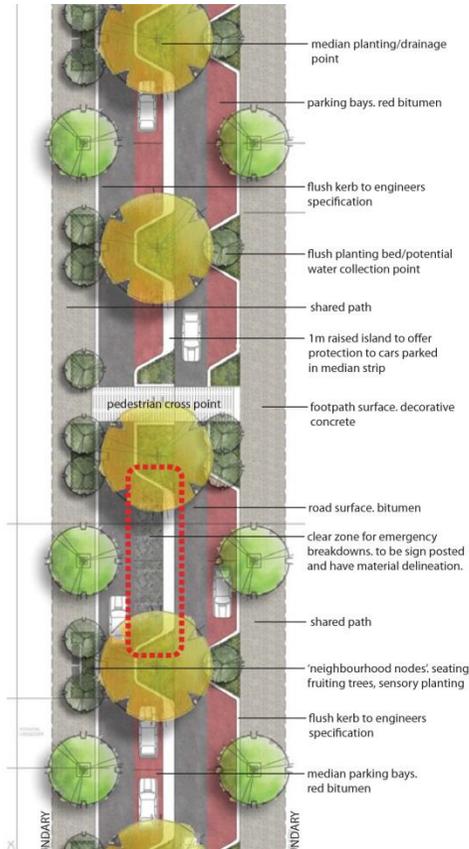## (C) TYPOLOGIES_STREETSCAPE

- Designed with **coordination** with the City to create serviceable, habitable streets that have high functional and aesthetic outcomes.

- They are an **evolution** of the design intent expressed in the LSP.

- Each street typology is **distinct** to itself in terms of its functional requirements, with a **standard** minimum aesthetic being applied to all streets.

- The streetscape designs **promote** shared surfaces where possible, and a low speed environment to **encourage** pedestrian and cycling emphasis over vehicular use
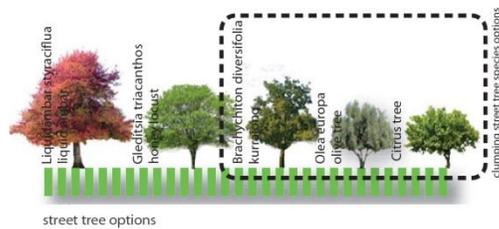


streetscape typologies location plan

# Typologies - Streets

## (C) TYPOLOGIES_STREETSCAPE



- median planting/drainage point
- parking bays. red bitumen
- flush kerb to engineers specification
- flush planting bed/potential water collection point
- shared path
- 1m raised island to offer protection to cars parked in median strip
- footpath surface. decorative concrete
- road surface. bitumen
- clear zone for emergency breakdowns. to be sign posted and have material delineation.
- shared path
- 'neighbourhood nodes'. seating, fruiting trees, sensory planting
- flush kerb to engineers specification
- median parking bays. red bitumen

pedestrian cross point

WEST VERGE

RESIDENTIAL   RESIDENTIAL

EAST VERGE

| 3.0m setback | 3.5m shared path | 3.0m road | 3.0m car bay | 1m median | 3.0m road | 2.5m car bay | 4.0m shared path | 3.0m setback |

20m road reserve

Green Street - Typical Section

Liquidambar styraciflua liquidambar
Gleditsia triacanthos honey locust
Brachychiton diversifolia kurrajong
Olea europa olive tree
Citrus tree
clumping street tree species options

street tree options

30KM/H

location plan

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# Typologies - Streets

## (C) TYPOLOGIES_STREETSCAPE TREE HIERARCHY
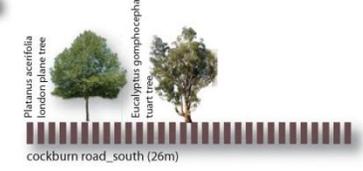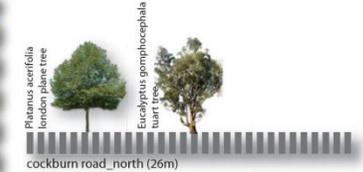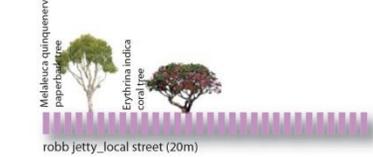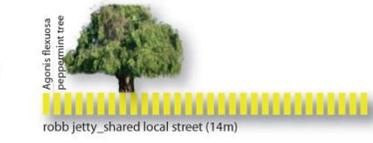
*PRDG Extract_street tree hierarchy plan*
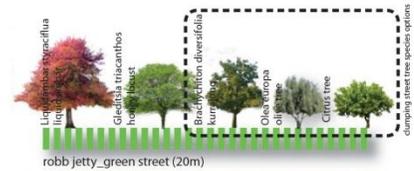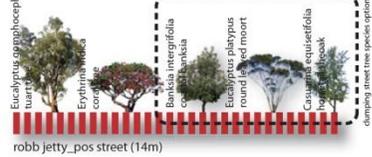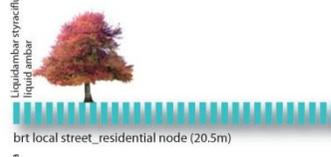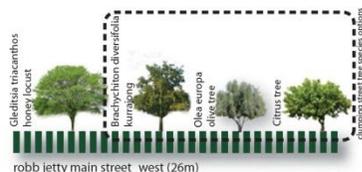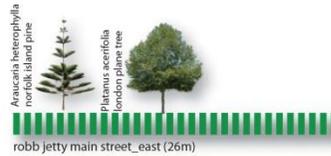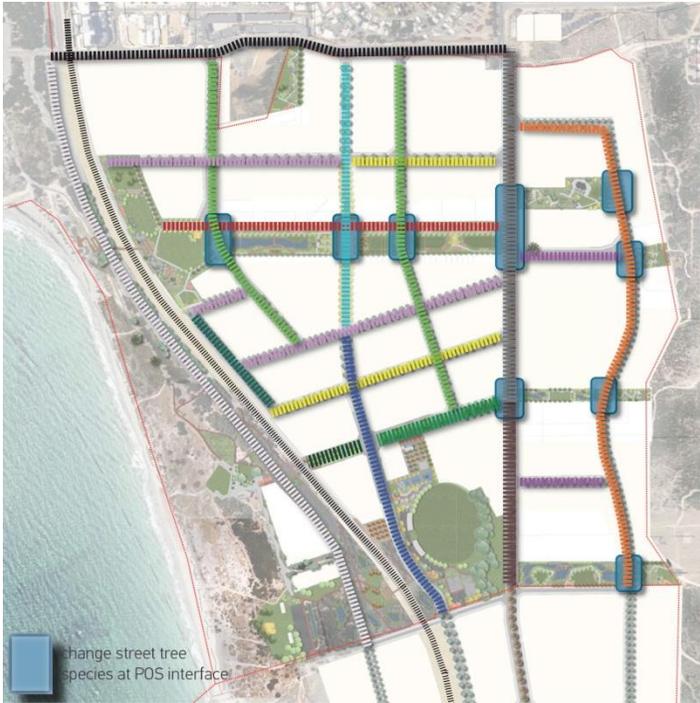


Figure 2_street tree species

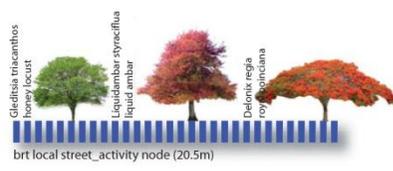# Typologies - POS

## (C) TYPOLOGIES_POS



### POS ACTIVATORS
- skate park
- playground
- adventure playground
- outdoor bocce
- water play
- outdoor table tennis

### COMMUNITY AMENITY
- community gardens
- community gardens

### BUILT ELEMENTS IN POS
- bicycle racks
- pavillion structure
- pavillion structure
- beachside vernacular
- beachside vernacular
- gathering on boardwalks
- eco-underpass
- beach kiosk/ cafe vernacular
- ground plane reflective water feature

### POS PLACE MAKERS
- bosque/plaza
- bosque/plaza
- alfresco dining

### Map legend
- bbq area
- bicycle track
- cafe
- dedicated dog park
- exercise station
- horse exercise location
- kickabout area
- lookout
- play ground
- shelter
- swimming area
- toilets/change rooms

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# TYPOLOGIES_POS

(C) TYPOLOGIES_PLANTING

## Robb Jetty_Beachside Plaza

design intent statement

The 'Beach side Plaza' is to have species endemic to Western Australia to help establish a healthy dunal system and a strong coastal sense of place.

| Area | Type | Genus species | Common Name | WA Native or Exotic | Notes |
|------|------|---------------|-------------|---------------------|-------|
| Beachside Plaza | | Angianthus cunninghamii | Coast Angianthus | WA Native | |
| | | Atriplex cinerea | Grey Saltbush | WA Native | |
| | | Olearia axillaris | Coastal Daisybush | WA Native | |
| | | Spinifex hirsutus | Hairy spinifex | WA Native | |
| | | Spinifex longifolius | Beach Spinifex | WA Native | |
| | | Sporobolus virginicus | Saltwater couch | WA Native | |
| | | Threlkeldia diffusa | Coast Bonefruit | WA Native | |

location plan

pre-approved species list

design intent statement

## Robb Jetty_Heritage Plaza & Main Street

The Robb Jetty Main Street and Heritage Plaza are to have a mix of Western Australian native and exotic plant species to create a colourful, vibrant precinct that draws on both the indigenous and European history of the site.
The plant species should thrive in an urban environment, have a connection to the coastal species but also be more formal in their presentation.
Year round colour throughout the various species is recommended.

| Area | Type | Genus species | Common Name | WA Native or Exotic | Notes |
|------|------|---------------|-------------|---------------------|-------|
| Main Street & Heritage Plaza | Small Shrub to 1m | Westringia dampieri | Coastal Rosemary | WA Native | |
| | | Rosmarinus officinalis | Rosemary | Exotic | Edible |
| | | Rhagodia spinescens | Creeping Saltbush | Australian Native | |
| | | Callistemon viminalis | Dwarf Bottlebrush "Tom Thumb" | WA Native | |
| | | Leuchophyta brownii | Cushion Bush | WA Native | |
| | | Pimelea ferruginea | Pink Rice Flower | WA Native | |
| | Medium Shrub to 2m | Atriplex nummularia | Saltbush | WA Native | |
| | | Atriplex cinerea | Grey Saltbush | WA Native | |
| | | Alyogyne hakeifolia | Native Hibiscus | WA Native | |
| | | Chamelaucium uncinatum | Geraldton Wax | WA Native | |
| | | Callistemon glaucus | Albany Bottlebrush | WA Native | |
| | Large shurbs 2m+ | Hakea laurina | Pincushion Hakea | WA Native | |
| | | Callistemon glaucus | Albany Bottlebrush | WA Native | |

location plan

Note : The species list is a pre-approved list only. Additional species would be acceptable subject to sign off from the local authority.

pre-approved species list

*PRDG Extract_POS planting species*

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# Selections

# Selections

## (D) GENERAL SPECIFICATION

### 1.0 General Specification

### 2.0 Selections

### 1.0 General Specification and Requirements

**Part 1 – Vision**
To create a vibrant landmark destination that is connected, diverse and accessible.

| ITEM | FUNCTION | DESIGN INTENT | CONSIDERATIONS/OBJECTIVES | ADDRESSED | |
|---|---|---|---|---|---|
| | | | | Y | N |
| 1.0 | Furniture and Fixtures | | | | |
| 1.1 | Generally<br><br>'Furniture and Fixtures' refers to all outdoor furniture and fixtures included within the public realm intended for public use. | Provide elements that embody the industrial and military heritage of the area through form and material selection. Ensure appropriate placement of thematic selections as per Parts B and C of the PRDG. These elements are critical to establishing the identity of each precinct and sub-precinct | Ensure that the significant coastal exposure of this precinct is addressed in both material selection and furniture placement | | |
| | | | Ensure that potential vandalism issues are addressed to minimise on-going maintenance costs | | |
| | | | Comply with all relevant Australian Standards | | |
| | | | Ensure all furniture and fixtures are readily available from local suppliers or distributors. | | |
| | | | Custom elements must:<br>- use readily available local materials<br>- meet all construction and safety standards<br>- meet the thematic requirements set out in this document<br>- minimise maintenance<br>- embody design excellence | | |
| | | | Equal access should be considered in the selection of furniture. Preference will be given to furniture that is accessible for wheelchair-bound visitors. | | |
| | | | Furniture is to be located where appropriate for its function. CPTED principles to be considered in the placement of furniture. | | |
| | | | Preference will be given for furniture designs that employ sustainable materials | | |

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# Selections



## (D) SELECTIONS

### Seats and Tables

| ROBB JETTY MAIN ST | BRT LOCAL ROAD | COCKBURN ROAD | GREEN ST | POS ST | LOCAL STREETS | RAILWAY ROAD | ROLLINSON ROAD | LANE WAYS | BEACH SIDE PLAZA | DISTRICT PARK | HERITAGE PLAZA | WEST GREEN LINK | GREEN LINK PLAZA | GREEN LINK WEST | GREEN LINK EAST | FORESHORE PARK | MCTAGGART PARK |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| ADDRESSED? | | | | | | | | | | | | | YES / NO | | | | |

### DESIGN INTENT

- To contribute to the character of the precinct through material selection whilst being robust with a long life cycle

### CONSIDERATIONS/OBJECTIVES

- Incorporate the character intent of the precinct/sub-precinct within the furniture selection
- Ensure seats and table material is of an appropriate durability for location
- Should have strong correlation to benches and streetscape furniture suite

### MATERIAL OPTIONS
- Steel

- Concrete
- Timber

### FINISH
- Hot Dip Galvanised steel
- Stainless Steel
- Aluminium
- Honed concrete
- Oiled



typical bench seat for:
- main street west
- main street east
- heritage plaza



typical bench seat for:
- heritage plaza
- green link plaza



typical table and bench seat for:
- main street west
- heritage plaza



typical custom bench seat for:
- beach side plaza

# (D) SELECTIONS

## Drainage Basins

| ROBB JETTY MAIN ST | BRT LOCAL ROAD | COCKBURN ROAD | GREEN ST | POS ST | LOCAL STREETS | RAILWAY ROAD | ROLLINSON ROAD | LANE WAYS | BEACH SIDE PLAZA | DISTRICT PARK | HERITAGE PLAZA | WEST GREEN LINK | GREEN LINK PLAZA | GREEN LINK WEST | GREEN LINK EAST | FORESHORE PARK | MCTAGGART PARK |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |  | ✓ |  |  | ✓ | ✓ | ✓ | ✓ | ✓ |
| ADDRESSED? | | | | | | | | | | | | YES / NO | | | | | |

### DESIGN INTENT
- To provide locations for water inundation that assist with the development functionality with a naturalistic aesthetic, and helps promote flora and fauna diversity.

### CONSIDERATIONS/OBJECTIVES
- Public health and safety
- Should be meet Australian Standards
- Consider pedestrian networks
- Ensure planting selections are able to withstand water inundation
- Ensure planting selections promote diversity and encourage fauna habitation.
- Ensure design promotes the themes of the precinct or sub-precinct
- Ensure adequately lit, using sustainable lighting sources, to allow night activation
- Ensure standing/still water is filtrated
- Consider water circulation

## Swales

| ROBB JETTY MAIN ST | BRT LOCAL ROAD | COCKBURN ROAD | GREEN ST | POS ST | LOCAL STREETS | RAILWAY ROAD | ROLLINSON ROAD | LANE WAYS | BEACH SIDE PLAZA | DISTRICT PARK | HERITAGE PLAZA | WEST GREEN LINK | GREEN LINK PLAZA | GREEN LINK WEST | GREEN LINK EAST | FORESHORE PARK | MCTAGGART PARK |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ✓ |  | ✓ | ✓ | ✓ | ✓ | ✓ |  |  |  |  |  |  |  |  |  |  |  |
| ADDRESSED? | | | | | | | | | | | | YES / NO | | | | | |

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- Ensure standing/still water is filtrated
- Consider water circulation

**Summary**

- Public Realm Guidelines are one of many options available to assist in delivering **successful** public realm environments

- Public Realm Guidelines are intended to complement the **existing** targeted policies and guidelines already in place by bringing together a **complete** set of design principles and considerations as pertains to a particular area within one document.

- They are about **collaboration** to create **influence** and **legacy** and to shape all of the most important parts of our cities and towns

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thank you



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