

Streetscape Design Policy and Manual



Town of Cottesloe

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1. Introduction

This Policy and Technical Manual have been developed for the Town of Cottesloe as a guide to the selection, installation and maintenance of street furniture and paving in the Town's public open spaces – streets, parks and beachfront.

1.1 How to Use the Policy and Manual

The Policy sets out the objective and criteria for the selection and location of the various items of furniture and paving. The Policy also identifies the different character areas of the town for which different ranges of items should be used.

The Technical Manual provides information on these items of street furniture and paving place in the Town's public open spaces that can be standardised. The Manual commences

with a chart that provides an easy reference guide to the various items, materials and colours selected for each of the town's character areas. For more details the chart refers to the relevant technical note for each item. Each note gives information on the item's supply and finish, location, installation and maintenance and other relevant information.

Additional notes should be incorporated into the Manual on other items of furniture and paving as they are addressed in the future. These would include tree guards and grates, banner poles, etc.

While the objective and selection and location criteria of the Policy should remain consistent over time, the various selected furniture and paving items referred to in the Technical manual should be regularly reviewed and may need to be changed as products and production techniques are developed and improved. As selected items change the technical note should be amended or a new technical note prepared and inserted in the Manual. New items selected in the future should still satisfy the Policy's selection criteria.

2. Policy

2.1 Objective

The objective of this policy is to identify a limited and coordinated range of long lasting street furniture items and paving materials that can be progressively used throughout the public places of the Town. Both in regular maintenance and replacement programmes and in special streetscape improvement projects.

The intention is to provide items that:

- Enhance Cottesloe's unique sense of place and environmental assets.
- Unifies the Town and reinforces its structure and legibility.

- Satisfy rigorous structural and durability requirements.
- Are comfortable, safe and attractive to users and convenient to install and maintain.
- Provides affordable combinations of standard and special items and materials.
- Use environmentally sustainable materials.

2.2 Character Areas

The Town has been divided into three main areas of differing land uses and activities and environmental and built form character. The street furniture, paving, colours and finishes should reinforce the character of each area, as well as generally unifying the public places of the town. Obviously the boundaries of these character areas are not precise and at their edges the different characters can overlap. It is also important to recognise that these townscape characters have evolved over time, and should continue to evolve through the application of new technology and to satisfy changing community needs and attitudes.

2.2.1 Town Centre

A core of older, single story shops with awnings, set within a ring of more recent developments and car parks. The streetscape character is dominated by pavement finishes and in the main street, Napoleon St, has a distinct pedestrian dominated character. The Town Centre is separated from the majority of the suburb by the railway line and reserve.

The Napoleon Street shopping strip has an attractive 'village' character; it is a centre for the local community as well as a place where visitors feel welcome. The combination of 'local' shops (such as the butcher and fruit and vegetable shop), with up market boutiques and gifts shops, restaurants, cafes and alfresco dining give the centre a casual, relaxed and 'laid back' character with an elegant and refined feel.

2.2.2 Residential Precinct

All of the remaining areas of the Town are generally residential in use, together with parks and other green spaces (e.g. the rail reserve) and with a limited number of local shopping / commercial centres. The residential precinct is characterised by wide, leafy streets and a mix of architectural styles and eras.

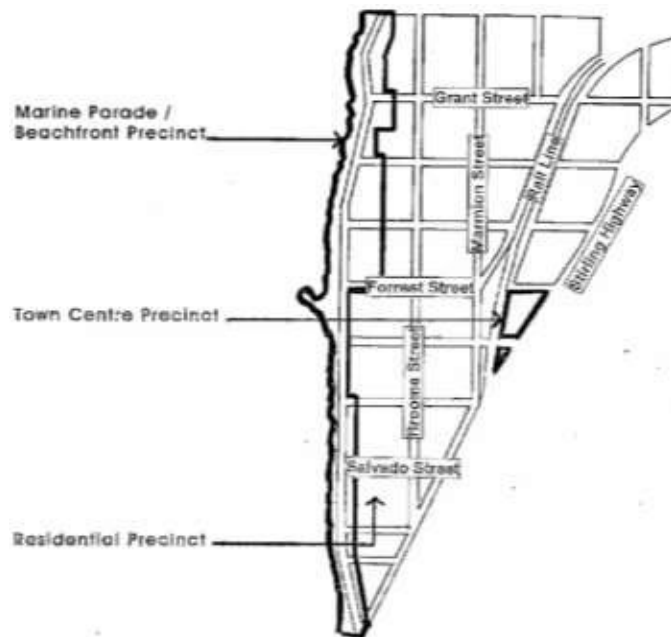
2.2.3 Marine Parade / Beachfront

This area has predominantly an open coastal residential character with significant pockets of commercial and recreational activities focussed around the two hotels. These focal points have a mix of architectural styles, particularly art deco, and by mature Norfolk Island Pines.

There are also a number of secondary focal points along the beach front where people gather, at the Vlamingh memorial, at the groyne near Beach Street, and

at the foot of Grant Street.

The character of the beachfront contrasts strongly with that of the Town Centre. Its oceanfront and cliff top location provides expansive views, and its exposure to the weather and strong light further enhances the senses. The beach front dual-use path is almost always busy with walkers, joggers, cyclists and skaters and give the precinct an energetic, youthful and vibrant feel. Yet is still has a tradition and maturity developed from its long history of dance halls, tearooms and promenading.



3. Overall Criteria for Selection and Location of Furniture and Paving

The following broad criteria should be applied to the selection, of all items of street furniture and paving.

3.1 Character and appearance

- The items should respond to an enhance a Cottesloe sense of place, particularly its traditional and relaxed beach-side character, landscape and landforms, colours, broad scales and vistas and diversity of architectural styles.
- A consistent use of materials, colours and detailing should be possible in order to unify the Town's diverse streetscapes.

3.2 Function

- Each item should meet its relevant functional needs and maximise comfort and ease of use for all users, including the elderly, very young and disable.
- A hierarchy of designs and treatments should be available for use in the different public spaces throughout the town, and particularly to identify the Town Centre and the Marine Parade precincts as special places with in the Town.

3.3 Durability

- Materials and construction / installation techniques should ensure resistance to wear, breakage (e.g. vandalism) and material instability (e.g. weathering, chemical attack, oxidation and colour fading) and aim for a 15 to 20 year life span.

3.4 Safety

- Items should be safe for all users, and comply with occupational health and safety requirements for handling, installation and use, and with relevant Australian Standards.

3.5 Environmentally Sustainable

- Selection of materials, designs and construction techniques should have regard to ESD principles; particularly pursuing the use of long life materials' using materials that can be, or have been recycled, avoiding use of environmentally sensitive materials and minimising energy use and pollution of air and water.

3.6 Availability and ease of application

- The supply costs of the item or paving material should be related to the importance of the street or public place in which it is to be located.
- The installation costs should be identified as they can vary significantly depending on the installation / construction methods should be determined.
- The cost relative to the life expectancy of the item or material should be determined.
- Continuity of supply must be ensured. Alternative sources would also likely result in more competitive costs.
- Items or paving materials should be able to be easily and consistently installed, maintained and cleansed. The need for special installation techniques and / or equipment should be identified.

4. Criteria for Selection and Location of Furniture

The following specific criteria are also relevant to each specific item.

4.1 Seats

Selection

- Seats should be ergonomically designed to provide comfort and ease of use (including for the elderly and the very young). Armrests are preferred.
- Materials should maximise comfort and amenity in relation to climate, safety and maintenance issues.
- Seats should provide for maximum flexibility to enable to variety of configurations (e.g with and without backrests, straight and curved) to meet the needs of different locations.

Location

Opportunities for placement of seats include:

- Gathering places for groups or couples.
- Quiet solitude for individuals.
- Resting places for pedestrians, especially the aged and parents with children.

The positioning of seats should avoid:

- Limited seating options.
- Close proximity between groups of seats
- Unwanted proximity between individual users of a single seat.
- Forced eye contact between seat users

Surface treatments surrounding seats should provide easy access for those with disabilities. Consideration should be given to providing access for wheelchair users to draw up at the end of seats.

Seats should be located in positions of relative and perceived safety positioning should provide:

- A clear 180 degree line of sight when in open space.
- A protected back when in a confined space.
- Safe lighting levels.
- Clear movement areas to right and left.

Seats should be located to:

- Maximise available shade in summer.
- Minimise undue noise.
- Minimise prevailing wind conditions.
- Maximise shelter from rain.

Consideration should be given to the outlook:

- An interesting outlook.
- Views of the 'passing parade'.
- Options for more than one vista.

Seats should also be located with a clear line of sight to litter bins.

4.2 Litter Bins

Selection

- Bins (and bin enclosures) should be pleasing in appearance with an obvious indication of purpose.
- Style should be easily adaptable for different capacities and as a recycling container.
- The form and strength of bins (and bin enclosures) should allow for efficient and safe emptying and cleaning.
- Bins should be a suitable height to be accessible to children and people in

wheelchairs.

- Bins (and bin enclosures) should adequately accommodate the liner or sub-container.
- Bins for use on the sea front should be able to withstand strong winds, accommodate seasonal use and minimise bird and vermin intrusion.

Location

Opportunities for locating bins include:

- Passive or active gathering places.
- Public transport stops.
- Routes heavily used by pedestrians.

Bins should be located where they can be seen and identified but should not dominate the landscape.

The location of bins should be determined in relation to other outdoor furniture items.

4.3 Bollard

Selection

- The form and structural strength of bollards should be adequate to meet functional requirements of the particular location.
- Bollards should be attractive in appearance, especially with regard to situation where a number of bollards are required.
- Removable and hinged bollards should be provided to meet the needs of service access. Visible locking systems, such as padlocks, should be avoided.

Location

Bollard placement should depend on:

- Distance from kerb lines.
- Maximum and minimum spacing's between units.
- Spacing with regard to buildings, trees and other elements of public furniture.

There is potential for bollard lighting in some areas.

4.4 Bike Rack

Selection

- Bike rails should meet BikeWest design recommendations regarding bike support and security.
- There should be flexibility to provide from one to any number of rails at any one location.
- There should be flexibility to meet both short-term and long-term (i.e all day bike parking and big difference in seasonal use (which may require temporary and transportable use)

Location

Opportunities for locating bike racks include:

- Passive or active gathering places.
- Public transport stops.
- Shopping areas and civic facilities.

Bike racks should be located where they can be easily seen by arriving cyclists and as close as possible, and ideally within line of sight, to major destinations (e.g. alfresco dining areas, beach).

Placement should allow for adequate clearance from parked bicycles.

To pedestrian routes and vehicle areas, and between bicycles when more than one rack is installed.

4.5 Drinking Fountains

Selection

- Drinking fountains should be functional and pleasing in appearance.
- Fountains should be of a suitable height for use by children and people in wheelchairs.
- Materials and detailing should maximise ease and safety of use.
- Materials and detailing (including plumbing) of drinking fountains should maximise cleanliness and hygiene and enable efficient periodic cleaning and longevity of the units particularly with regard to specific beach front issues such as ingress of sand and attraction to seagulls

Location

Opportunities for location include:

- Passive or active gathering places.
- Key locations along routes heavily used by pedestrians, especially adjacent to major crossing points.
- Public transport stops.
- Adjacent to parkland sporting venues.

Fountains should be located where they can be easily seen.

Location should be integrated with other street furniture items.

4.6 Bus Stop Shelter

Selection

- Shelters should be functional, comfortable (for short periods) and pleasing in appearance.
- Shelters should have an obvious indication of purpose.

- Shelters should provide adequate weather protection for use in a range of locations.
- The waiting area should be able to be adequately lit.
- Materials should be robust and vandal resistant.
- Opaque walls should be minimised to allow visibility all around the shelter.

Location

Opportunities for placement of bus stop shelters include:

- Well used bus stops in commercial and residential nodes.
- Adjacent to busy highways where people waiting will appreciate some retreat from traffic.
- Locations close to schools or retirement villages.

The positioning of shelters should avoid:

- Blocking important views and scenic vistas.
- Reducing residential streetscape amenity through backlit advertising near peoples homes.
- Blocking of vehicular sight lines.
- Blocking pedestrian walkways.

The installation of shelters should take into account current disability access codes.

4.7 Feature Lights

Selection

- The luminaire should satisfy Australian Standard Illumination levels and characteristics for its location.
- The lighting fixture should of a simple, modern and sophisticated design.
- The quality and colour of light should be appropriate to the activities and character of its location.
- The pole should be coordinated with the character of other street furniture items in terms of profile, materials, colours and finishes.
- The light and pole should be robust, vandal resistant and require low maintenance.
- The lamp should be energy efficient.

Location

Illumination levels should be increased (e.g by closer spacing) in the following situation:

- Priority pedestrian routes.
- Night-time activity centres.
- Hazard areas (eg. Laneways and heavily landscaped areas).
- Special uses in the street (e.g near schools).

Lights should be positioned to emphasize the following elements in the street:

- Entry statements.
- Key building, landmarks and local points.

Footpath lighting should be positioned having regard both to illumination standards and to broader urban design principles, including:

- Pairing of lights on opposite side of the street to emphasise a formal street.
- Regular staggering of lights.
- Lighting on one side of narrow streets.
- Light fixtures as day-time sculptural elements in the street.

Pole location should also consider the following:

- Coordinate location with other street furniture, signs and trees to enhance the use of the area.
- Spacing and height of footpath lighting should have regard to the existing and future canopies of street trees and building awnings and verandas.
- Avoid or minimise alteration to existing below ground services.
- Identify and illuminate pedestrian crossing points.
- Allow a minimum alteration to existing below ground services.
- Identify and illuminate pedestrian crossing points.
- Allow a minimum of 600m from the kerb to accommodate vehicle overhang due to the road camber.
- Locate to the side of building entrances rather than in front.
- Locate to complement building feature, particularly where streets have narrow footpaths and buildings are not set back.
- Scale of poles and fixtures should have regard to the scale and type of street.
- Ambient light from other public lighting sources (e.g backfill from roadway lights) should be taken into account when achieving illumination design levels.

5. Criteria for Selection and Location of Paving

5.1 Footpath and Dual-Use Path Paving

Selection

- Paving should be resistant to the wear anticipated for each particular location. Pedestrian traffic, especially women's heeled shoes, causes the highest level of wear.
- Paving should have adequate structural strength for its use. Footpaths and cycle paths should be able to withstand intermittent vehicular loads (20 MPA). Areas that are likely to be frequently trafficked by vehicles required greater strength (45 MPA).
- A non-slip surface is required, including in wet conditions and steep gradients. The surface also has to be smooth enough to be comfortable traversable.

- Paving should be resistant to staining and collection of grime, Fine textured and / or close grained paving materials and preferred. Paving in vehicular areas should particularly resist oil staining. Paving should be able to withstand vigorous pressure cleaning. Subtle variation of surface colour can often disguise stains better than use of a dark colour.
- Paving should offer flexibility for detailing and pattern where appropriate and be able to accommodate intrusions such as service covers, poles and changes of level.
- Paving should not cause unacceptable levels of light reflection or unnecessarily contribute to heat gain in an area.
- Paving should be quick and easy to install and readily adaptable to standard established construction techniques.

Location

A coordinated range of paving materials and finishes should be selected and applied in a way that:

- Provides continuity and a consistent standard of pedestrian paving and detailing across the Town.
- Accentuates the individual character of special places and major activity centres, particularly the Town Centre, other commercial areas and the major and secondary focal points along the beach front.
- Clearly delineates between vehicular and pedestrian areas, and assists in traffic management in shared-use areas.

6. Criteria for Selection and Location of Colours and Finishes

Selection

- Colours and finishes should be selected for street furniture and paving that acknowledge the Town's natural and built (cultural) character, particularly colours that are drawn from indigenous plant and local rock and soil colours.
- A coordinated and limited range of colours should be selected to provide continuity across the Town while also reinforcing the different character areas.
- Colours and finishes should be comfortable and visually pleasing for users of the Town's public places.
- Where possible, materials which are self coloured and will not require painting should be used. Finishes which will weather well in costal conditions should also be chosen where appropriate.
- Finishes should be able to be easily maintained in a cost-effective way.

Location

A palette of selected colours, finishes and materials should be applied:

- On a precinctual basis, reflecting the different characters of the Town Centre, Residential and Beachfront areas.
- To highlight important streetscape elements and to play down more utilitarian items.
- To achieve a more intense and vital use of colours, patterns and materials in areas where people spend time such as in the town centre or the smaller commercial nodes. Beach side activity nodes should also be given added vitality with colour and paving patterns.

7. Sponsorship of Furniture

Sponsorship of the supply and installation (including an associated site works) of street furniture by private individuals, groups, or business, is acceptable and will be encouraged as a way of increasing the supply of street furniture for the community's use.

7.1 Contribution Required

The applicant will be responsible for the full cost of purchase of item agreed to and for the cost of any plaque that may be attached.

7.2 Selection of Furniture

The furniture item/s must comply with the requirements of this policy and be selected from the adopted catalogue of furniture and use the adopted colour and materials palette.

7.3 Size of Plaque and Wording

Subject to prior approval of wording, a plaque detailing a short message may be provided, either on a plaque mounted on the item or inscribed into a timber item. The plaque can be no larger than 120mm x 80mm or the inscription no larger than 400mm long x 80mm height.

Ongoing repair or replacement of the plaque or inscription is the responsibility of the donor.

7.4 Location of Donated item

The donor may request / suggest a particular location, however final approval for the location of street furniture has been delegated to the Manager, Engineering Services.

7.5 Routine Maintenance

After installation the item will become the property of the Town of Cottesloe and Council will maintain the furniture item at its discretion as part of a regular maintenance during the economic life of the item.

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