1. Lower density next to sea and in areas of Cockle Bay
2. Hard urban edge in the form of a small road or promenade to delineate the coastal boundary of Cockle Bay and to avoid further urban expansion into the creek
3. North-South terraced grid street pattern
4. Multi-storey buildings along the Central to Eastern area of settlement
5. Housing mix to provide for different household sizes and types
6. Buildings not higher than four-five storeys
7. Mixed-use ground floor units for commercial and business activities
8. Green strip between back-to-back properties
9. Public-use buildings and spaces clustered together in central areas with supporting public amenities
10. Improved recreation facilities
11. Centrally located religious spaces
12. Market spaces located away from key residential areas to avoid disturbance

Cockle Bay
Community Action Area Plan (CAAP)
Design Guide (Leaflet 3 of 3)

This leaflet presents the design guide that was developed as a key output from the CAAP process.

The design guide captures a series of 23 potential considerations for the future development of the settlement. The design guide should be used with the principles as a framework for future decision making. The guide covers a range of factors including water provision, accessibility, density and typology of housing also public space and services.
13. Public spaces centrally located with footpaths and roads connecting them.

14. Mixed-use car parks

15. Waste management facilities next to market spaces

16. New job creation site in Mafengbeh in the form of a jetty/spit connected to a commercial area for selling fresh goods

17. Rooftop rainwater collection and storage amenities for every building

18. Auxiliary water tanks evenly distributed in key spaces across the community

19. Auxiliary water tanks stored underground

20. Piped water and toilets for every household

21. Shared toilets for guests to the community serving one-five households

22. Public toilets located next to public spaces and buildings

23. Consolidated and expanded waste processing facilities

The full CAAP document can be accessed at the SLURC office or downloaded from: https://www.slurc.org/reports.html