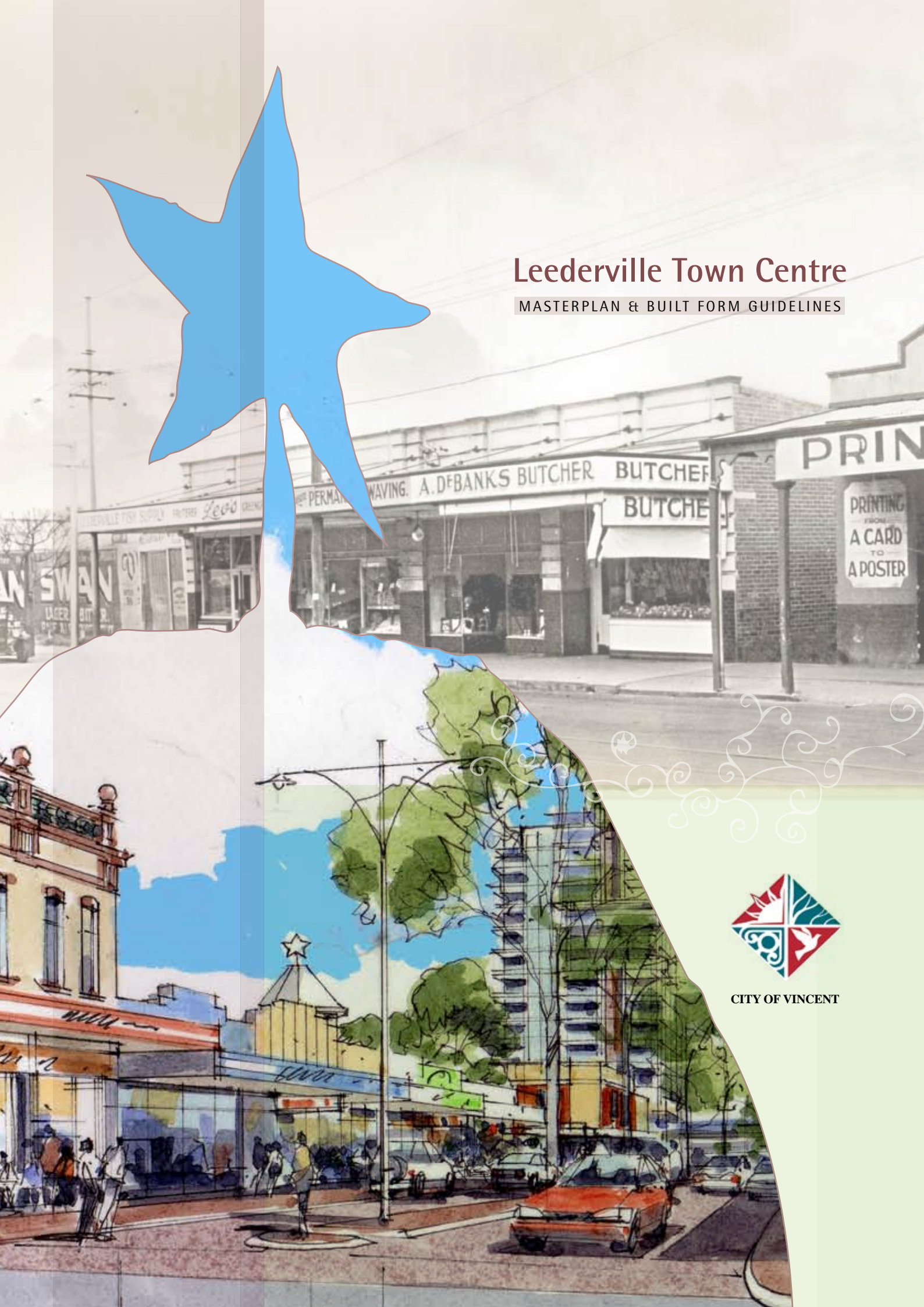


Leederville Town Centre

MASTERPLAN & BUILT FORM GUIDELINES



CITY OF VINCENT

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1.0 Introduction - About the Leederville Town Centre



Leederville Town Centre has a unique character. Oxford Street, its traditional shopping street running through the town centre, has seen continuous trade since the late 1800's, and has served the local community continuously for 100 years.

Leederville's character derives from the working class origins of the local community. Many of the humble workers' cottages remain, while local icons such as some Oxford Street shop fronts, the Leederville Hotel and the Luna Cinema are essentially unchanged.

The construction of the Mitchell Freeway cut Oxford Street off from the city of Perth, and during the 1970's and 1980's Leederville Town Centre lost much of its energy. This was a momentary pause, for the construction of the Perth to Joondalup train line and the Leederville station during the 1990's reconnected Leederville to the CBD.

Unlike some of the more gentrified areas of Perth's inner city ring, Leederville has retained a grungy working class feel and has developed a unique, vibrant and youthful atmosphere.



Oxford Street 1951

2.0 Leederville Town Centre Masterplan & Vision

The Leederville Town Centre Masterplan provides a planning framework that will ensure the continued development of Leederville in line with the stated vision of the City of Vincent.

"Our town centre has a strong civic heart and an informal character and style. Leederville's buildings and its vibrant mix of uses and activities reflect this character, catering to a rich diversity of people and lifestyles. Interesting design and a mix of residential housing are core elements of the town centre. Leederville has carefully maintained its 1900's-era facades. A human scale prevails where the heights of buildings do not dominate the street. There are high-quality public amenities, such as garden spaces, street seating, public art, wide shady footpaths and alfresco dining, helping create a strong sense of place for the surrounding residential community. Public transport provides easy access to the town centre for locals and visitors alike."

VincentVision 2024
Leederville / West Perth, June 2005

Key goals of the Leederville Town Centre Masterplan are to:

- Encourage a sustainable density of development into the town centre, while retaining Leederville's unique character.
- Capitalise on the location of the Leederville train station and to ensure development is consistent with the principles of Transit Oriented Development (T.O.D.).
- Provide additional residential and commercial opportunities.
- Increase activation of street frontages
- Encourage new opportunities for local employment.
- Enhance and maintain the opportunities for education and youth within the town centre.
- Improve the quality, safety and security of the public realm.

2.0 The Leederville Town Centre Precinct Plan

The masterplan outlines 8 major precincts in the Leederville Town Centre. Each precinct has its own vision and set of criteria for future development. Guidelines have also been developed for the respective precincts according to the vision of the masterplan and the criteria specific to its needs. The 8 precincts are as follows:



1 Oxford Street – Leederville Parade to Richmond Street.

The masterplan recognises the elements that have made Oxford Street so successful and aims to retain them whilst allowing continued development and intensification.

2 Education Precinct – TAFE and Distance Education Centre

The Education Precinct consists of TAFE, Distance Education Centre, the Department of Sport and Recreation and Margaret Kindergarten. The masterplan aims to integrate these with a legible, pedestrian friendly structure so as to produce a holistic education precinct.

3 Civic Precinct – City of Vincent Administration and Civic Centre, Library and Local History Centre

The Loftus Street Civic Precinct, is comprised of the City of Vincent Administration Centre, the Loftus Centre recreational facilities and the new City of Vincent Library and Local History Centre and the Leederville Oval. As an established and successful civic centre, the masterplan aims to consolidate the centre and provide more effective pedestrian links to other precincts. The masterplan highlights the potential redevelopment of the Vincent Street Leederville Child Care site.

4 Oxford Markets – The Avenue Car park

The masterplan vision for this precinct is to provide public car parking in a multistorey facility with a supermarket and food markets at the ground level. Also in the masterplan is a new icon mixed-use tower and a revitalised 'laneway' at the rear of the Oxford Street shops.

5 Entertainment Precinct – Newcastle, Oxford Streets and Carr Place

The masterplan aims to encourage new entertainment opportunities whilst effectively containing it within the existing precinct and buffering residential development.

6 Oxford Town Square – Frame Street Car Park

The vision for this precinct is to create a discernable southern gateway to Oxford Street. The site has been nominated as the new Town Square and the location of a new mixed use tower.

The site currently consists of on-grade public parking and this will be accommodated in a new multistorey public car park with retail / commercial frontage to the new square.

7 Carr Place Residential

The vision for the precinct is to introduce 'sliding' densities and heights to encourage the amalgamation of smaller lots and allow higher density developments to occur.

8 Newcastle Street Commercial / Network City – Office Precinct – centred around the Water Corporation Site

The precinct encompasses the current Water Corporation site and Newcastle Street (from Loftus Street to Carr Place). The masterplan vision sees an intensification and consolidation of development along Newcastle Street.

The corner of Newcastle Street and Loftus Street has been identified as a site for a future high rise development.



2.0 Leederville Town Centre Masterplan & Vision



- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Redeveloped Commercial Buildings 2. Proposed Retail Anchor/Supermarket/Multi-Level Council Car Park 3. Proposed Icon Building – Retail / Commercial Podium / Residential Tower 4. Proposed Icon Buildings – Retail / Commercial Podium / Residential Tower 5. Proposed Frame Court Multi-Level Council Car Park & Proposed Icon Building 6. Possible Water Corporation Building 7. Leederville Hotel 8. Possible New Retail Precinct 9. Possible new Office Building 10. T.O.V Administration and Civic Centre 11. Loftus Centre / State Gymnastics Centre 12. Library / Local History Centre 13. Possible new Childcare Centre / Kindergarten | <ol style="list-style-type: none"> 14. Possible New TAFE Entry 15. Possible New TAFE Shop Front 16. Possible TAFE Industry Training 17. Possible new Residential 18. Existing Water Corporation 19. Possible New Service Station Redevelopment 20. Mixed Use – Shops / Retail 21. Department of Sport & Recreation 22. Leederville Oval Grandstand 23. Retain Heritage Olive Trees 24. Community facility and skate park 25. New at Grade pedestrian crossing |
|---|---|

3.0 the Leederville Town Centre Built Form Guidelines

Leederville is renowned for its diversity of people, lifestyles, and activities as well as its mix of heritage and contemporary built forms.

These built form guidelines are not attempting to create a series of developments with a limited palate of architectural styles and forms.

The main aim of this document is to ensure a consistency and legibility in the Leederville streetscape throughout the various precincts and to facilitate the type of built form espoused by the Leederville Masterplan.

Variations to these Built Form Guidelines may be considered where it can be demonstrated that the intent and objectives of guidelines is being met.

These guidelines are divided into two parts;

The **GENERAL CONDITIONS** section contains a set of guidelines that are common to all new developments. These general guidelines should be read in conjunction with the specific guidelines outlined in each of the precinct guidelines.

The **PRECINCT GUIDELINES** section presents a more focused context and individually covers each of the precincts introduced and identified in the masterplan. The precinct guidelines define succinctly the type of built form considered appropriate for each precinct.

THESE GUIDELINES ARE TO BE READ IN CONJUNCTION WITH THE RESIDENTIAL DESIGN CODES OF WESTERN AUSTRALIA (THE R CODES) AND THE BUILDING CODE OF AUSTRALIA (THE BCA).



Artist impression - Oxford Street from Vincent Street

4.0 General Conditions



4.1 SITE ANALYSIS

A site plan is to be submitted with the submission of any development approval documentation.

This proponent must demonstrate cognisance of:

- Orientation
- Views and vistas
- Natural ventilation
- Existing services
- Vehicles, pedestrian and universal access and movement
- Overlooking issues
- The location and use of adjacent and opposite buildings
- Identify buildings with heritage significance.
- Western Power set-backs (Vincent Street only)

This will be demonstrated with a site plan of minimum scale 1:200.

It is recommended that a written statement be included with the site plan to explain how the design responds to the site conditions.



Universal access facilities is to be attractive and well integrated into the design of any development.

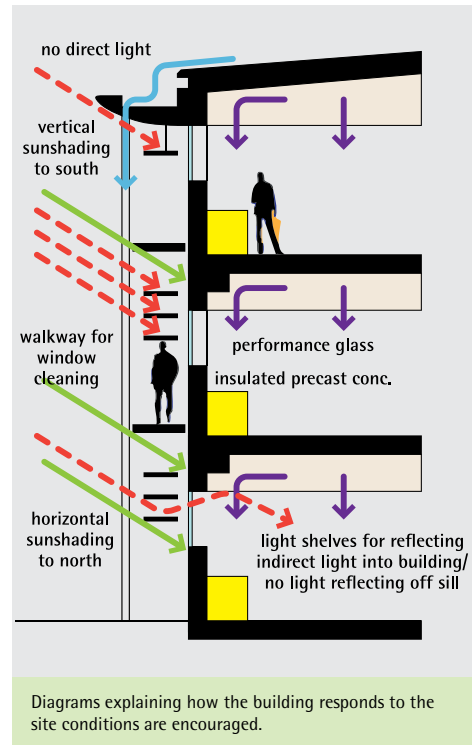
Consideration is to be given to all potential user groups in every aspect of a development .

4.2 UNIVERSAL ACCESS

Designing for access will not only assist people with disabilities but also older people, carers and people with small children.

The following are mandatory for all new developments:

- Universal design is to be an integral component of the planning and design process. It is not to be seen as an after thought or as compromising other aspects of the overall design.
- Compliance with the "Disability Standards for Access to Premises (Premises Standard)" is mandatory for all developments.



[At the time of writing these guidelines this was in draft form only. Compliance with the draft Premises Standard will be required until such time that it has become law, and thereafter compliance with the final Premises Standard will be required].

4.0 General Conditions



4.3 ENVIRONMENTAL SUSTAINABILITY

The City of Vincent is committed to ensuring that any new developments in Leederville meet best-practice standards for environmental sustainability. All new developments are required to demonstrate best practice ecologically sustainable design by achieving a minimum of 4 star 'best practice' under the Green Building Council of Australia (GBCA) rating system. Identified icon buildings are required to achieve a minimum 5 star GBCA rating.

Building Management

- Prepare a Building Users Guide to optimise the buildings operation through the provision of relevant information for building users.
- A formal environmental management system, in line with established government and industry guidelines, is to be adopted during construction.

Energy Efficiency

- Buildings are to maximise passive heating and cooling.
- The installation of alternative energy production devices, such as solar panels and wind turbines is encouraged.
- Energy efficient and high 'star rated' fixtures and appliances are to be used.

[Note that Government rebates are available for certain renewable and energy efficiency measures]

Transport

- New developments are to include 'end of journey' facilities, such as secure bicycle storage and showering facilities, in order to encourage the use of alternative transportation.

Water Sensitive Design And Conservation

- Water efficient appliances and fixtures are to be installed.
- Collection, storage and use of rain water in place of mains supplied water is encouraged.
- The on site treatment and reuse of household grey water is encouraged [If compatible with current City of Vincent guidelines].

[Note that government rebates are available for certain products and systems]

Materials

In the construction of new buildings, developers are to:

- Reduce material wastage
- Facilitate the recycling of resources by maximising the use of recyclable materials.
- Minimise the use of environmentally harmful materials or practices.

Solar Access

- In all new grouped residential developments, at least 50% of dwellings are to have a north facing general living area.
- Buildings are to be designed so as to avoid overshadowing of photovoltaic electrical systems and other solar-based renewable energy systems on adjacent buildings.

4.0 General Conditions



4.4 SAFER DESIGN

The City of Vincent seeks to make Leederville a safe place for all users through the minimisation of opportunity for crime and the increased perception of people's safety. The principles of CPTED (Crime Prevention Through Environmental Design) are to inform the design of any new development.

Residential developments

- Buildings adjacent to public streets or public open spaces are to allow casual surveillance and shall have at least one habitable room window per dwelling addressing that area.
- Entrances to dwellings are to be easily distinguishable so far as possible under passive surveillance from surrounding buildings.
- If a communal entrance is used (in multiple dwellings), it is to restrict access to residents only and shall be lockable.
- Visitors to a dwelling are able to be seen without the unlocking or opening of the door. In the case of multiple dwellings this may involve the use of electronic security devices incorporating camera systems.
- Landscaping and fencing is not to obscure entrances.
- Access to the rear of the property is to be secure and restricted.
- Vehicle parking in multi residential developments is to be secured and access restricted to residents only.

Non residential buildings

- Entrances are to be exposed to a main street and be clearly defined.
- Shop fronts are to be designed to be highly interactive, provide interest to pedestrians through windows or openings that show visible indoor activity and provide surveillance of the street.
- If staff entrances are separate from the main street or main entry they are to be well lit and clearly defined.
- Public parking is to be well lit, clearly designated and have clearly defined access points.
- Building designs are to avoid the creation of 'entrapment spots', spaces that provide a concealed spot for crime and anti-social activity.

VANDALISM & GRAFFITI

- Detailed façade treatments, anti-graffiti coatings and 'unfriendly' shrubbery against walls are to be incorporated to prevent unwanted graffiti.
- Buildings and environments are to be constructed from materials that are resistant to vandalism such as laminated glass, sturdy locks and hardware and light fittings that are not fragile and easy to remove or break.



- New developments should be cognisant of heritage buildings in the vicinity, and respond sensitively and intelligently in the use of built form, colour and material with reference to historical buildings.
- Replicating the form and materials of the heritage building in question is not an adequate solution. New developments should respect the established architecture and develop rhythms and patterns that are sympathetic to them.

- If a heritage listed building is the subject of redevelopment or renovation, developers are to seek advice from the Heritage Council of WA where the place is on the State register and the City of Vincent where the place is on the City's Municipal Heritage Inventory. Engaging recognised heritage professionals is highly recommended for works involving heritage listed properties.



4.0 General Conditions



primary and secondary streets as well as any public open space in order to maximise passive surveillance and increase the sense of connection with the surrounding environment.

COLOUR + MATERIAL

- Bright colours are used liberally in Leederville and add to the vibrant atmosphere.
- Materials should be of a uniformly high quality.
- While these guidelines encourage innovation, flair and experimentation, any development is to nevertheless exhibit restraint and "good manners".



4.5 ARCHITECTURAL STYLE

- The City of Vincent is aiming to achieve a high standard of architectural design that responds intelligently and innovatively to the surrounding environment.
- The vision for Leederville is for contemporary building forms that incorporate modern construction techniques and materials and have an overall modern aesthetic.
- All new developments and renovations are to maintain the existing diversity of activities and human scale of the built form, particularly at the street level.
- Alignment, proportion, typology and modulation are to relate to neighbouring buildings or known future buildings,
- Sufficient variation in building plane, colours and texture are to be provided so as to reduce the overall bulk and form of any development and to provide fine grain detail. Blank walls of a single plane, material and colour are not acceptable,
- All developments should address the

FENCING

If a fence is to be incorporated into the front boundary of a property it is to fulfil the following:

- The fence is to be in keeping with the rest of the development in terms of design, colour and material.
- The fence is to be no more than 1.2m high with a base course no higher than 0.5m.
- The fence is to be at least 70% visually permeable in order to increase casual surveillance to the street and between properties.
- Where the fence is used to contain private open space (or swimming pool) it may be built up to a height of 1.8m. The fence may be solid and of maximum height but cannot exceed more than 50% of the total street frontage.
- Any fence constructed on the side boundary of a property is not to be built from colorbond steel sheeting or corrugated fibre cement sheeting ('super-six').



Desirable contemporary architectural styles



Open style fencing helps create a friendly neighbourhood and increases security through passive surveillance.

PRIVATE OUTDOOR SPACE

- All dwellings are to be provided with a private outdoor living area in the form of courtyards, balconies and/or roof gardens.
- A private outdoor space must be a usable space and should be located directly off a living area.

COURTYARDS

- Courtyard spaces are to have a minimum dimension of 4.0m x 4.0m and are to be provided to the ground floor of all townhouses and ground level apartments.
- Courtyards are to be designed to take advantage of northern sun penetration. (especially in winter) where ever possible.



Balconies are to usable spaces with appropriate solar control.

BALCONIES & ROOF GARDENS

- Balconies are to be incorporated into all apartments and the upper floors of townhouses.
- Balconies are to have a minimum dimension of 2.4m.
- Balconies are not to cause unreasonable loss of privacy to neighbours and should be designed in line with the RCode requirements. If screening devices are required in order to provide privacy, they should be in keeping with the rest of the development and should not appear added on.
- Balconies are to, where ever possible, address the street, public open space and/or pedestrian pathway in order to provide passive surveillance.
- Where ever possible, balconies are to be designed to take advantage of northern sun penetration – especially in winter months.
- Balconies shall provide a cover of no less than 2.0m to provide shade and protection from the elements.
- Balconies should be designed in line with the 'architectural style' and 'colours and materials' section of these guidelines.
- Roof gardens are encouraged where appropriate. This level may not include any habitable rooms and is not to exceed the building height by more than 4m.

4.0 General Conditions



Most indigenous plants are attractive, waterwise and drought tolerant.



Landscaping should be an attractive mix of hard and soft surfaces.

4.6 LANDSCAPING

- All developments are to be appropriately landscaped to contribute to the amenity of the area, the streetscape and the aesthetic quality of the associated buildings.
- Any landscape design is to utilise 'water wise' plants and trees and contain a mix of soft and hard surfaces.
- Landscape design is to take into account the provision of shade. Vegetation can be incorporated into a development's sustainable design features by reducing heat load through the shading of walls. Deciduous trees can be used to help control sunlight penetration into north facing living areas. Deciduous trees are to be thoughtfully placed, with seasonal sun angles taken into account.
- All new applications should submit a landscape plan to the City of Vincent indicating:
 - The landscape design including the type and location of any lighting features.

- The use and type of soft and hard landscaping materials and colour,
- The type and number of plants to be planted.

SUSTAINABLE LANDSCAPING

- All landscaping is to maximise the use of native plants and trees. Indigenous species have many benefits including the attraction of native birds and other fauna and are well suited to the Perth climate and hence are extremely water wise.

4.7 SERVICES CARPARKING

- Car parking requirements are to comply with the City of Vincent Planning and Building Policy Manual for Parking and Access. Designers are requested to inform themselves of this policy at the design stage.
- The reduction factors included within the parking and access policy for a shortfall in parking are applicable to mixed use developments.
- Multi-storey car parks are required to be screened with mechanisms that blend seamlessly into the architecture of the development.
- Parking for commercial and residential components is to be integrated into the developments landholdings and screened from public view with:
 - Architectural elements that closely resemble balconies and/or window openings.
 - Detailed facade treatments and/or surface modelling.
 - Recessed sections.
 - High quality materials that provide



Gates should be an attractive part of the streetscape.

VEHICLE ACCESS, GATES & GARAGES

- Gates and garages are to be treated as an important element of the streetscape. Gates and garages are to be designed using the guidelines for 'architectural style', and 'colours and materials' as detailed previously.
- Vehicle access gates that address a primary street are to maintain at least 70% visual permeability whilst still providing security and restrict access to residents only.
- Rear laneways are to be treated and designed as an activated streetscape. Open parking is to be adequately and appropriately screened from affected sightlines.

BIN + SERVICE ENCLOSURES

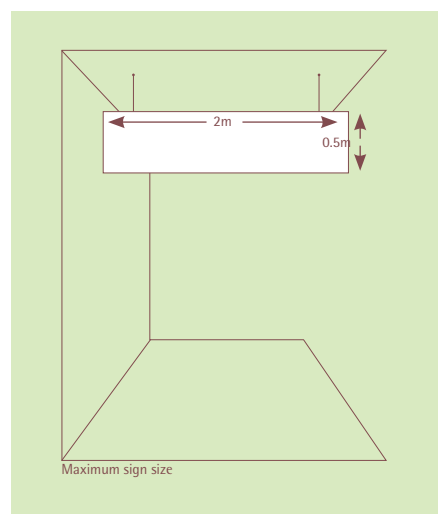
- All bin and service areas are to be located such that they allow effective resident amenity whilst minimising the effect of noise and odours.
- Bin and service areas are not to be visible from the street.
- Developments with densities greater than R80 are required to agree alternative servicing arrangements with City of Vincent during the planning process.

OTHER SERVICES

- Air conditioning units are not to be visible from the street.
- Clothes drying areas are to be appropriately and adequately screened from public view.
- Piped and wired services, metering devices and other such services are not to be visible from a primary street. When necessary, they are to be screened from view using appropriate screening devices that are in keeping with the style of the development.

4.8 SIGNAGE

- Signage is to be integrated into the building design and shall not adversely impact visual amenity.
- Signage is to be attached to, or integrated into, the fascia of an awning, hanging from the awning or included in the design of the shop front.
- Signage is to be limited to a maximum size of 2m by 0.5m unless it can be demonstrated that it is well integrated into the facade. Signage that is integrated into the fascia of the awning may stretch the full width of that awning.
- Developers should refer to City of Vincent Planning and Building Policy Manual - Development and Design Policy No. 6.5.2 Signs and Advertising.

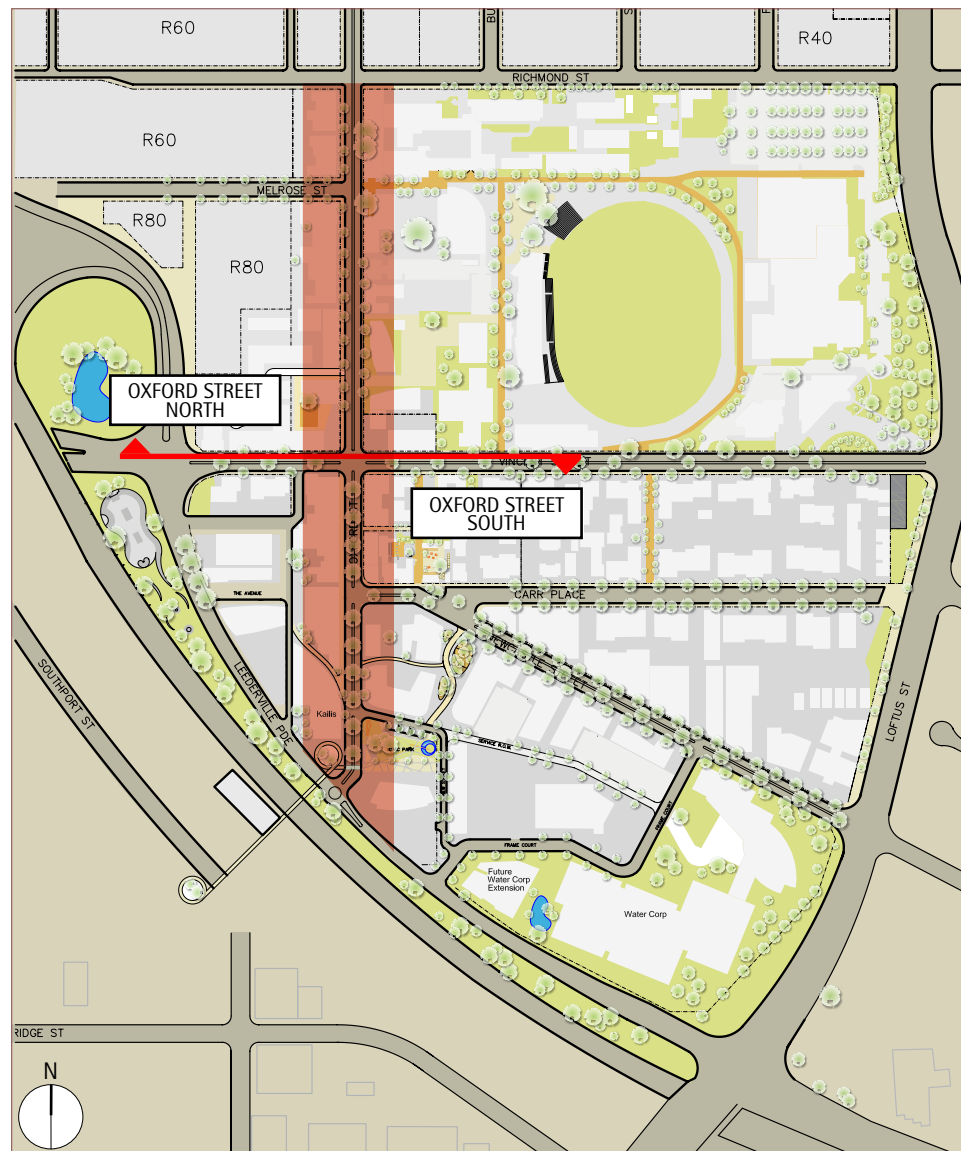


5.0 Precinct Guidelines

1

Precinct 1 - Oxford Street

Oxford street is held very dear to all those who know and love visiting Leederville as well as those who live there. These guidelines aim to retain the current character, scale and 'feel' of the Oxford Street strip, whilst acknowledging the need for change.



1

Vision - Oxford Street



AIM

- To maintain and extend the continuous activated edge to Oxford Street.
- To increase the intensity of uses and activity on the street.
- To maintain the scale and ambiance of the Oxford Street cafe strip.

The guidelines for this precinct are presented in two parts:

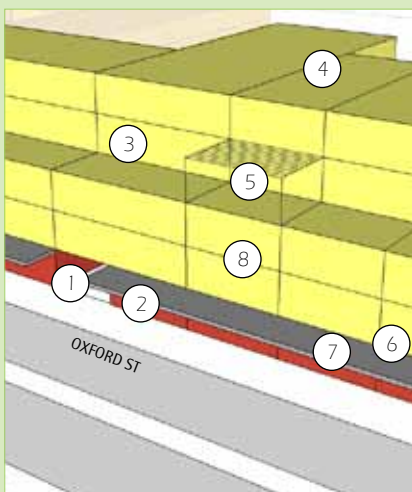
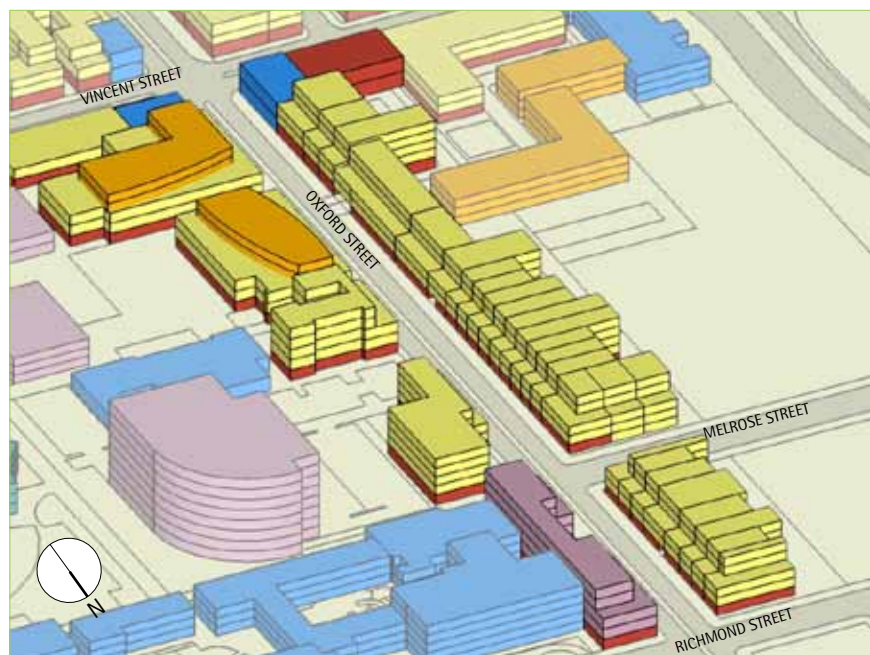
1. Oxford Street North, north side of Vincent Street to Richmond Street.
2. Oxford Street South, south side of Vincent Street to Leederville Parade.



1

Vision - Oxford Street North

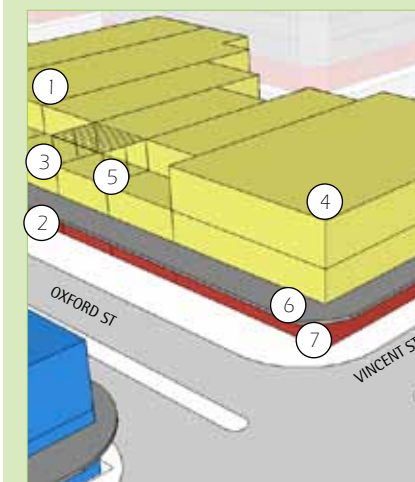
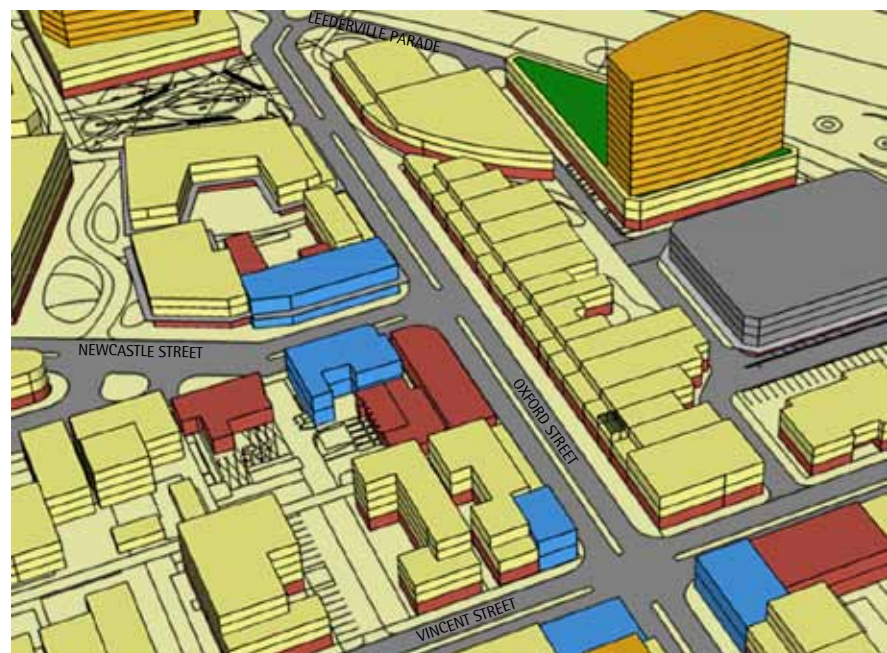
- commercial - retail
- high density residential
- mixed use
- low density residential
- civic / recreational facilities
- commercial - offices
- heritage places
- educational
- multi-storey public car-park



1. Vehicle access to the rear of the property is to be built over.
2. The ground, first and second floors are to be built to the street edge.
3. Floors above 3 storeys are to be set back 5m from the front boundary.
4. Maximum building height is to be 5 storeys.
5. Roof spaces may be used as an outdoor terrace. Any solid structure is to be set back a minimum 3m from the front boundary. Pergola beams may extend to the front boundary.
6. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within of 0.5m from the street edge.
7. The ground floor of any development must be activated and provide interest to pedestrians
8. Any residential component is to have a visual presence from the street to increase safety through passive surveillance. This could include balconies or window openings.

1

Vision - Oxford Street South



1. Maximum height is to be 3 storeys. Buildings are to be 2 storeys or equivalent on the Oxford Street boundary and must relate to the existing floor to ceiling heights of adjacent heritage buildings.
2. The ground and first floors are to be built to the street edge.
3. Floors above 2 storeys or equivalent are to be set back 5m from the front boundary.
4. Development on the corner of Vincent and Oxford Streets is not required to set back the third floor to either street, however setbacks to Vincent Street will require endorsement from Western Power.
5. Roof spaces may be used as an outdoor terrace. Any solid structure is to be set back a minimum 3m from the front boundary. Pergola beams may extend to the front boundary.
6. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within 0.5m from the street edge.
7. The ground floor of any development must be activated and provide interest to pedestrians.
8. All developments abutting heritage listed properties to have due regard to the City's policies relating to heritage management and to State Planning Policy relating to historic heritage conservation.
9. All developments require a detailed site analysis to provide a contextual overview of the impact of the proposed development on the existing scale, form and bulk of the buildings addressing Oxford Street.

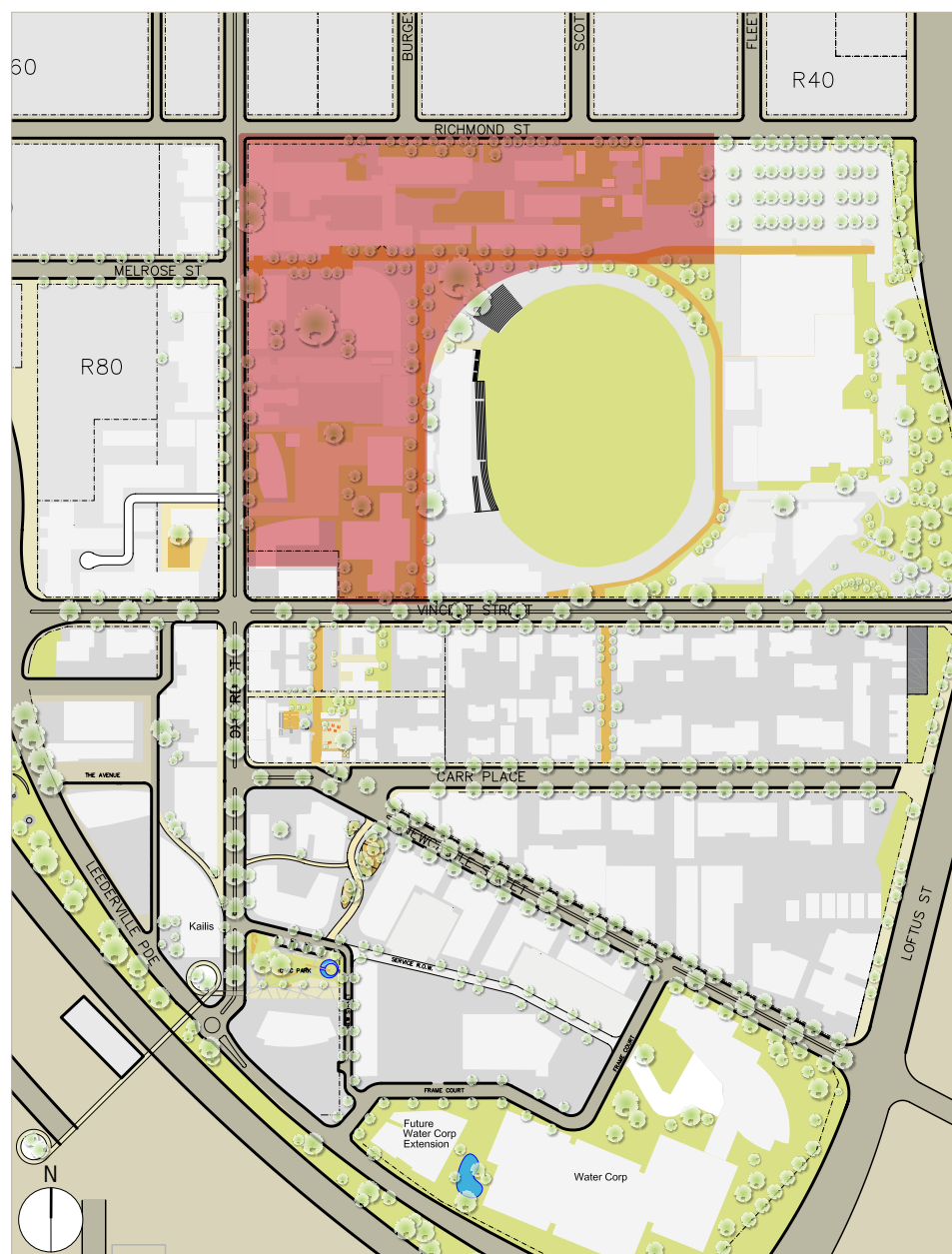
2

Precinct 2 - Education Precinct

The education precinct contains the Leederville Central TAFE campus and the Distance Education School.



New developments are to address the pedestrian spine



2

Vision - Education Precinct

AIM

- To consolidate and expand the existing TAFE and Distance Education Centre and reinforce the precincts position as an important social driver for the Leederville Town Centre
- To create/enhance a North/South and East/West pedestrian spine
- To create opportunities for student housing

	commercial - retail
	high density residential
	mixed use
	low density residential
	civic / recreational facilities
	commercial - offices
	heritage places
	educational
	multi-storey public car-park

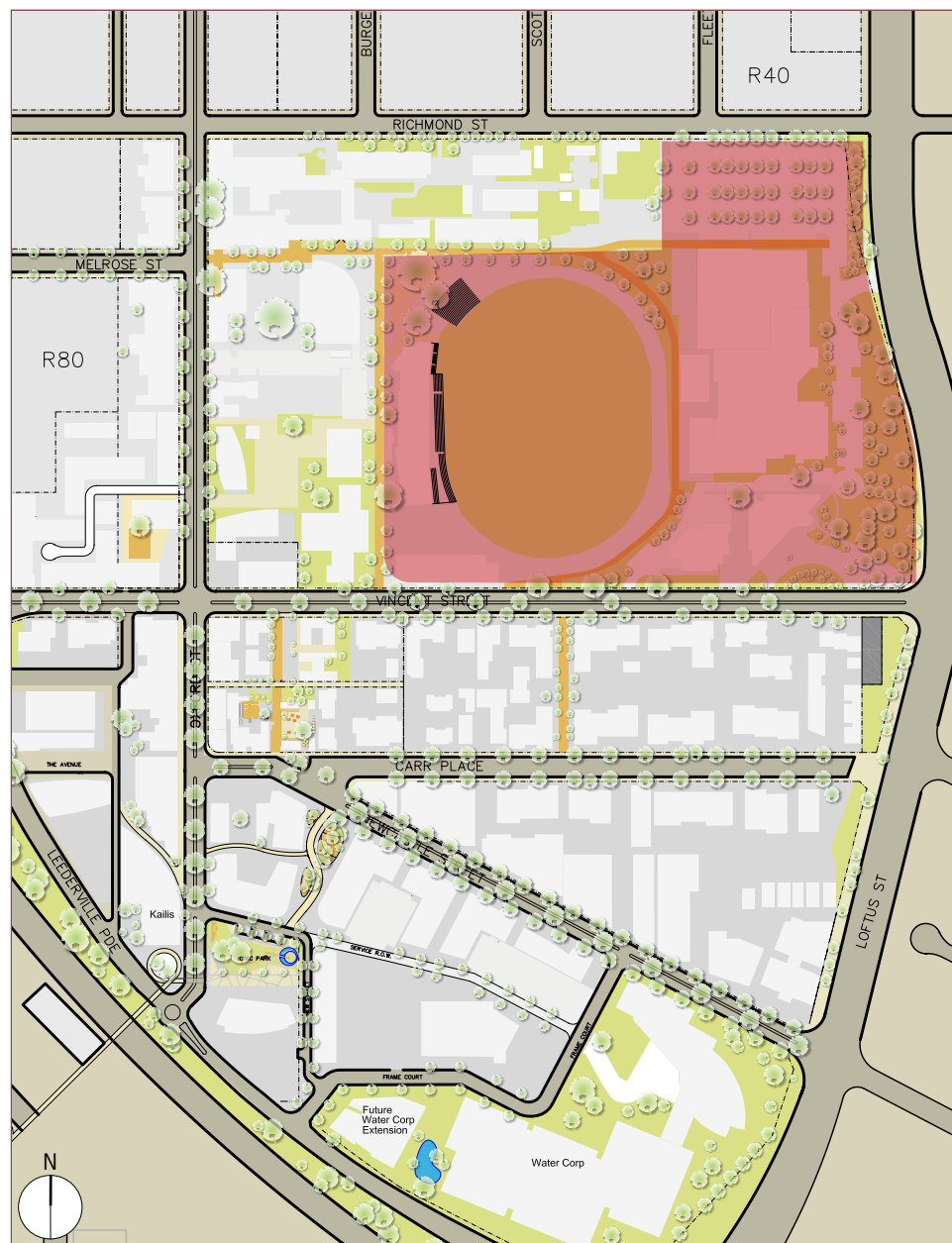


1. The maximum height for new mid-block developments in the Education Precinct is to be 8 storeys. This only applies when the development site has no street frontage. If a development has street frontage the maximum height is to be 5 storeys with any floors above 3 storeys set back a minimum of 5m from the street boundary.
2. Developments with Oxford Street frontage are to be built to their Oxford Street site boundary and are to address Oxford Street
3. Developments with Richmond Street frontage are to be set back a minimum of 2m from the street boundary.
4. Developments with no street frontage may have nil boundary setbacks on all sides.
5. New developments are to address the North - South and East - West pedestrian spine. Buildings are to provide opportunities for casual surveillance over the pedestrian pathway.
6. The ground floor of any development must be activated and provide interest to pedestrians.

3

Precinct 3 - Civic Precinct

The Civic Precinct is an established and successful civic precinct and recreational hub. The masterplan aims to improve pedestrian links between precincts. The Leederville Child Care Centre site has been earmarked for redevelopment.



3

Vision - Civic Precinct

AIM

- To redevelop the Leederville Child Care Centre.
- To guide new development in the Precinct with a continuance of civic activities.
- To improve pedestrian links through the site and to other precincts.

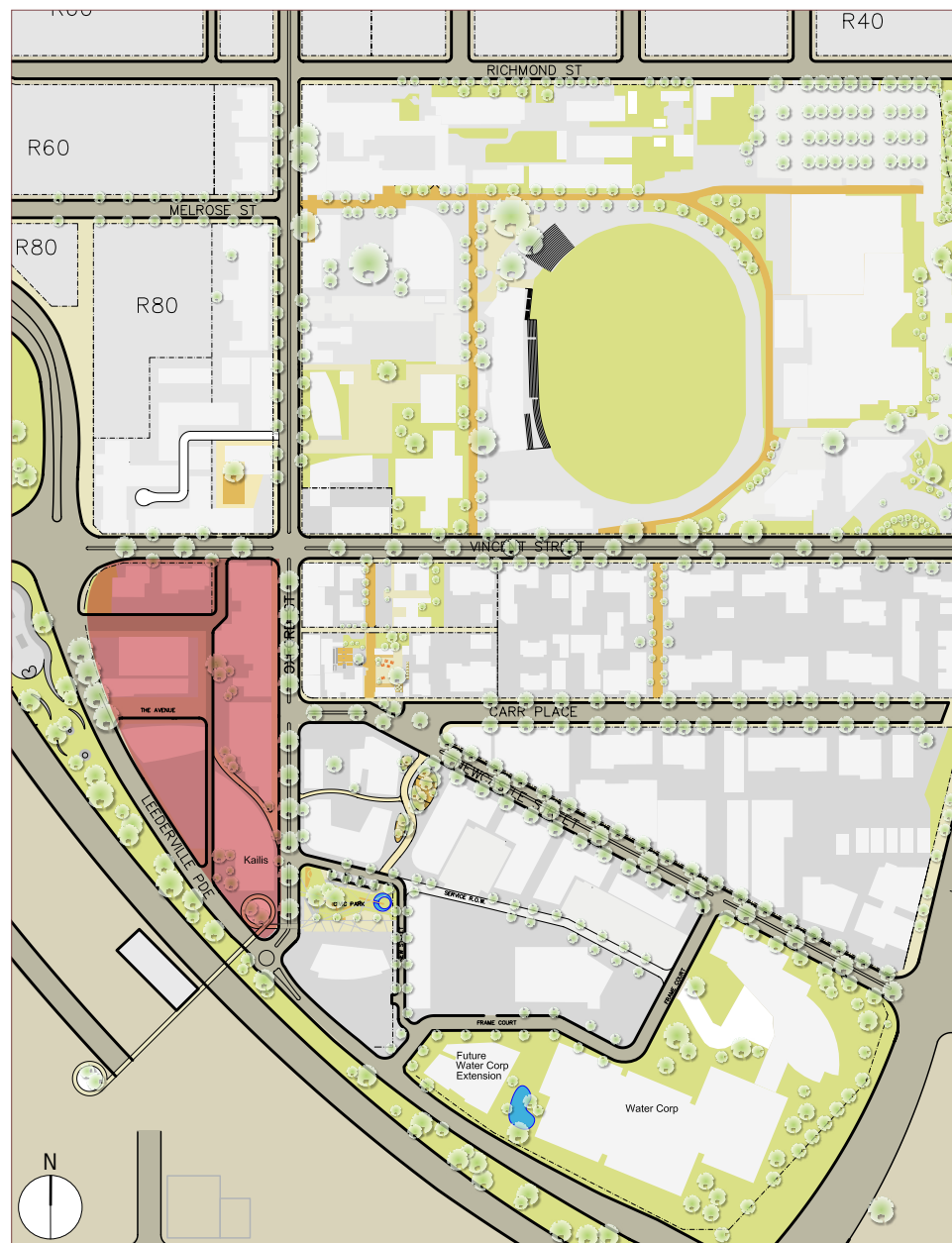


1. The maximum height for any new development in the Civic Precinct is to be 4/5 storey and shall not exceed the height of the Loftus Centre located at the rear. Floors above 3 storeys are to be setback a minimum of 8m from the front wall of the development.
2. The front edge of any new office building is to be setback in line with or beyond the southern most edge of the City of Vincent administration building.
3. Any new development may be built with nil setbacks to all other boundaries.
4. Any new development is to address Vincent Street.
5. Any new building is to provide opportunities for casual surveillance over the pedestrian pathway.
6. Parking for any new development on the Leederville Child Care Centre site is to be accessed from Vincent Street.
7. Recognise and respect the current 'garden setting' of the precinct. The landscaping of the site is to be in keeping with the rest of the precinct.

4

Precinct 4 - Oxford Markets Precinct

The catalyst for the Oxford Street Markets will be the development of the City of Vincent Avenue car park into a supermarket, decked car park and mixed use residential building



4

Vision - Oxford Markets Precinct

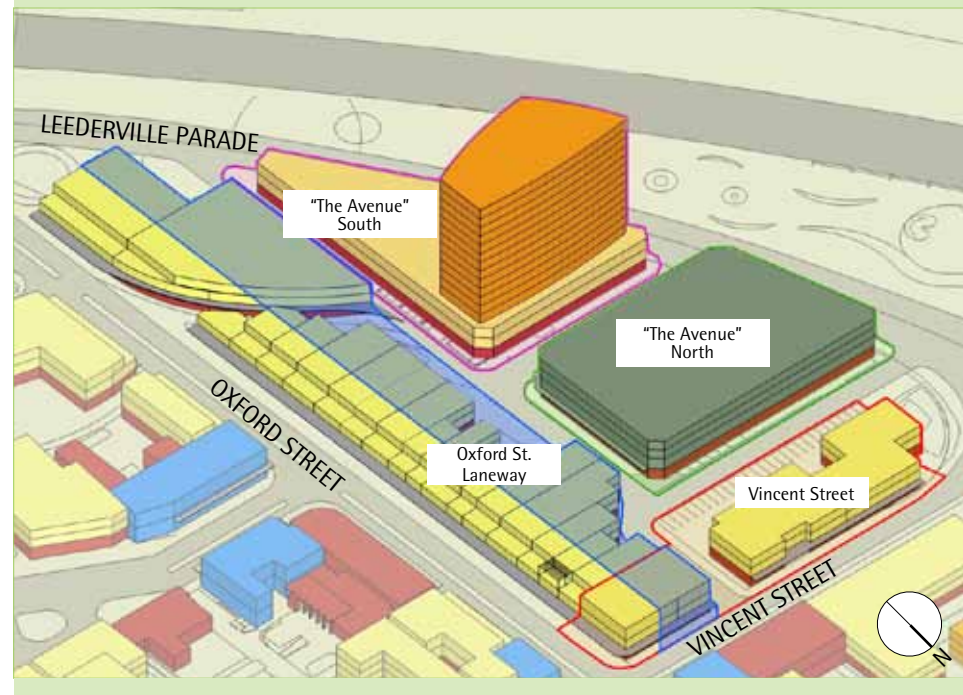
AIM

- To enhance the food theme of the immediate precinct.
- To promote a high density residential development.
- To enhance the existing laneways.

The guidelines for this precinct will be presented in 4 parts:

- 1 Vincent Street.
- 2 "The Avenue" North - Supermarket.
- 3 "The Avenue" South - Residential Tower.
- 4 Oxford Street and rear laneways.

- commercial - retail
- high density residential
- mixed use
- low density residential
- civic / recreational facilities
- commercial - offices
- heritage places
- educational
- multi-storey public car-park



4

Precinct 4 - Oxford Markets Precinct Vincent Street

AIM

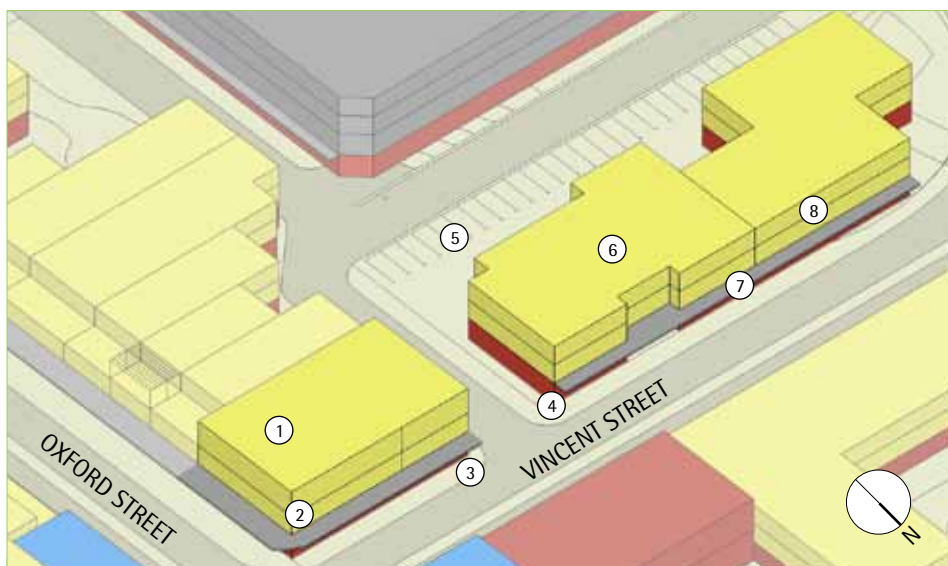
- To increase the density of mixed use buildings along Vincent Street.
- To create a new icon building on the South West corner of Vincent and Oxford Street and create a new Western gateway.



Awnings should be well integrated into the design of the building.



Developments on the service station site are to be a similar height and scale to the development on Vincent St. opposite the site.



1. The maximum height for buildings on this site is 3 storeys plus lofts.
2. Any future development on the corner of Vincent Street and Oxford Street is to incorporate an icon building on this site. An icon building is one that is easily recognised within the community for its significant relative scale, architectural form, cultural value, social program or any other memorable feature. The icon building is to be of high architectural merit and contemporary in nature.
3. Building setbacks to Vincent Street are subject to endorsement from Western Power, and may be subject to Metropolitan Region Scheme road widening requirements.
4. The ground floor of any new building is to be activated. To this end, fully transparent glazing to any ground floor development with Vincent Street frontage is to make up no less than 70% of the ground floor facade.
5. Car parking is to be located to rear of the site and accessed from the internal lane.
6. The maximum height for buildings on this site is to be 3 storeys including loft in the roof space.
7. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within 0.5m from the street edge. Awnings will be subject to approval from Western Power.
8. Any residential component is to have a visual presence from the street. This could include balconies or window openings. This increases street safety through passive surveillance.

4

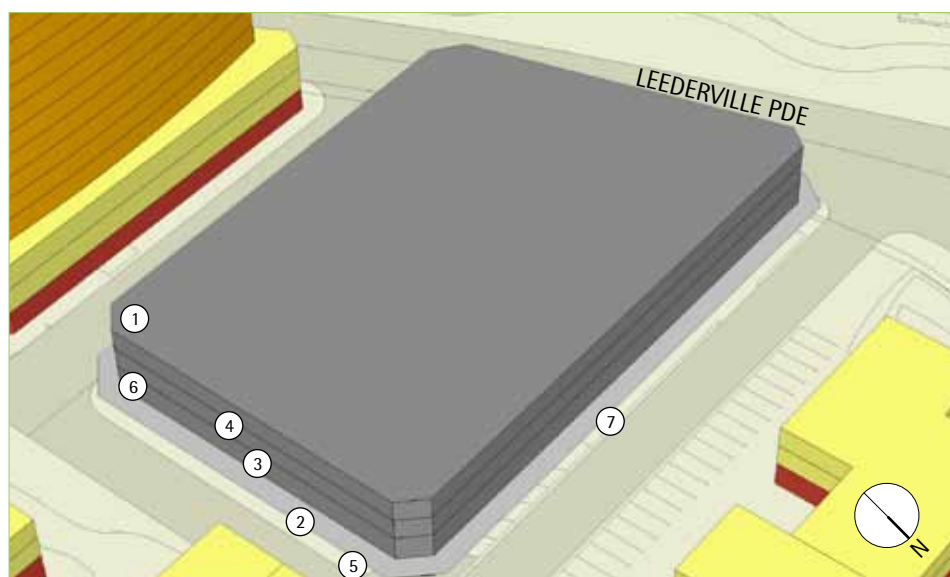
Precinct 4 – Oxford Markets Precinct “The Avenue” North – Supermarket

AIM

- To establish a new supermarket and food market on the site of the City of Vincent on-grade parking.
- To create a multi-storey parking lot.



Screening devices, colour and lighting should be used to provide interest and break up the car parking building.



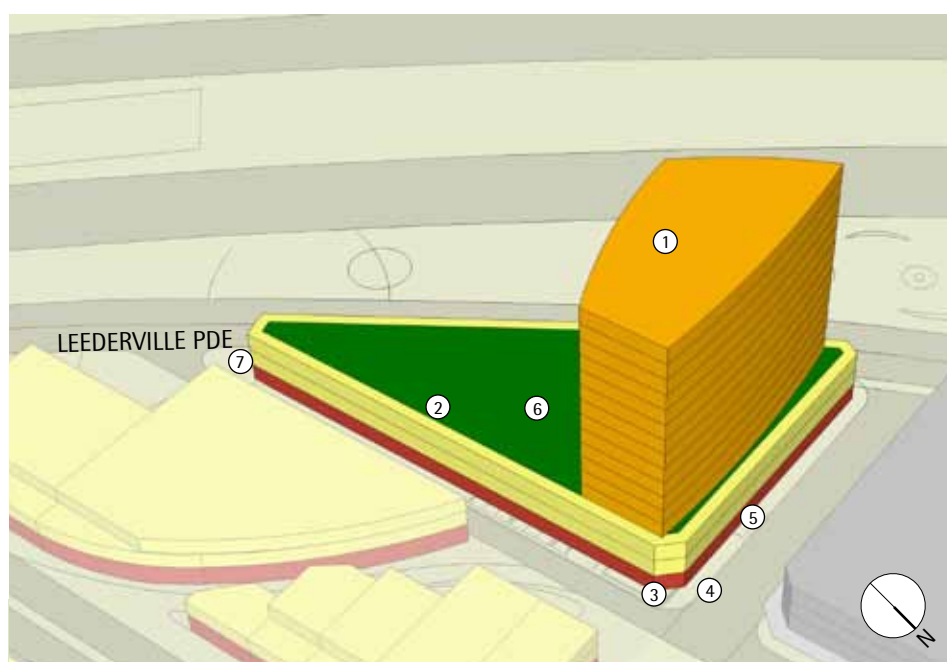
1. The maximum height for buildings on this site is 5 storeys.
2. Buildings are to have nil setbacks to all boundaries, however staggering of facades and/or treatment of corners to incorporate landscaping, is strongly encouraged.
3. The ground floor of any development is to be activated and provided interest to pedestrians. The large expanse of supermarket is to be fronted by an active edge. This could potentially be smaller gourmet and specialist food shops.
4. Parking is to be provided for a minimum of 320 vehicles. The facades of the multi-storey car park must be treated sensitively. The car park should demonstrate a high degree of architectural consideration and the City of Vincent will not accept a 'business as usual' approach.
5. The public car park is to be accessed from the internal lane.
6. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within 0.5m from the street edge.
7. Supermarket service areas (such as goods loading docks) are to be located on the Northern side of this site and accessed from the rear laneway. Developers are to refer to City of Vincent Planning and Building Policy Manual - Loading and Unloading (Policy No. 3.7.7).

4

Precinct 4 – Oxford Markets Precinct “The Avenue” South – Residential Tower

AIM

- To create an iconic landmark mixed use residential tower on the site of the City of Vincent on-grade car park.



1. The overall height for the residential tower including podium is to be 8 – 16 storeys. The footprint of the tower is not to exceed 40% site coverage.
2. The maximum height for the podium level is to be 3 storeys. The podium shall achieve 95% to 100% site coverage.
3. The ground floor of this new building is to be activated and provide interest to pedestrians. Possible uses are retail and/or hospitality.
4. Entrance to the car park should be off the internal avenue.
5. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within 0.5m from the street edge.
6. Recommended roof top garden.
7. Heritage trees to be retained.

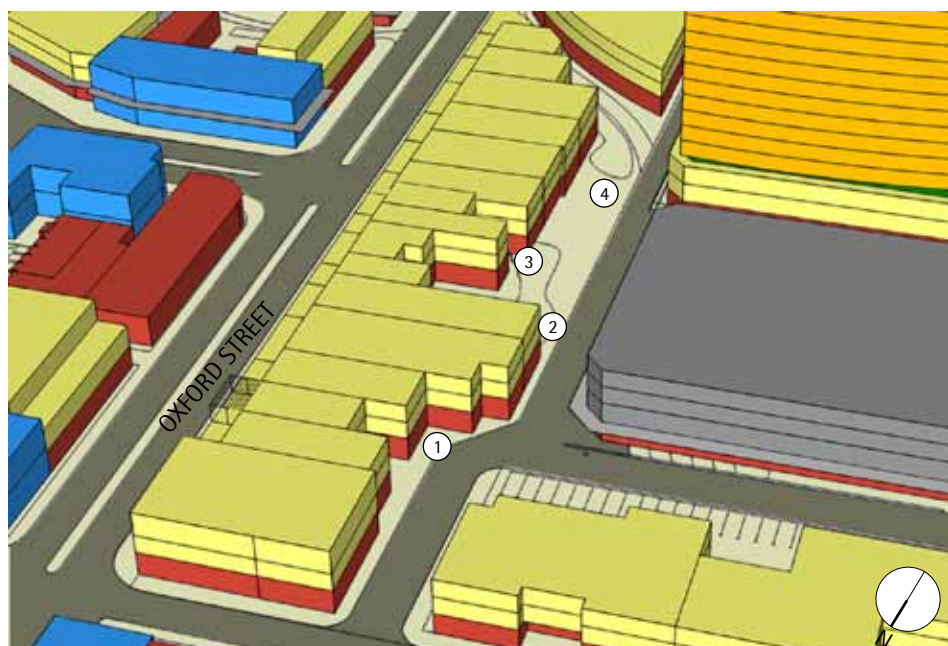
4

Precinct 4 - Oxford Markets Precinct Oxford Street

AIM

- To activate the rear laneways.

The guidelines for the Oxford Markets Precinct deal with the rear service areas of the Oxford Street cafe strip and the associated laneway. Guidelines for the Oxford Street Cafe strip are found on page 20 and 21 of this document and should be read in conjunction with these guidelines.



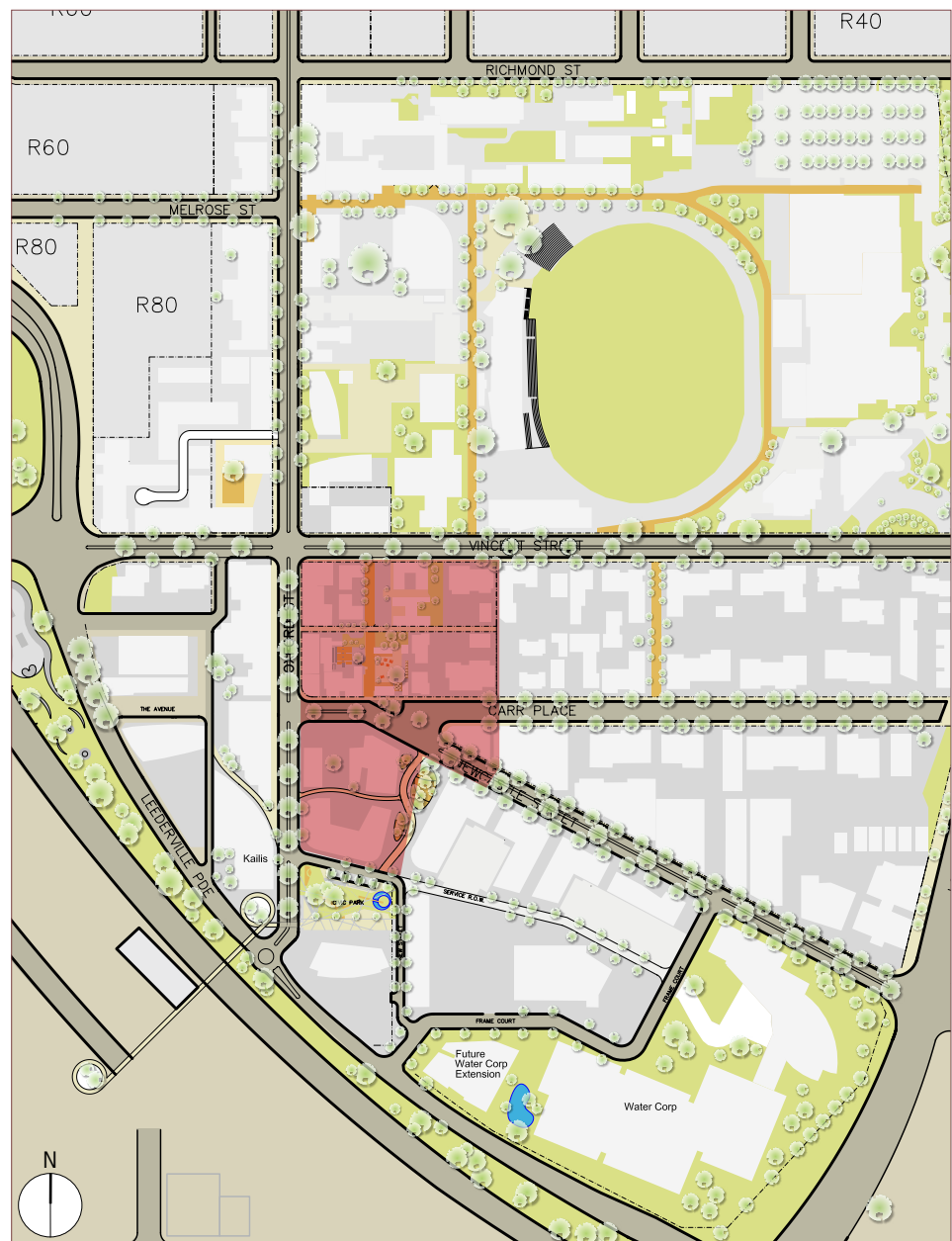
1. Oxford Street businesses may have dual frontages and are encouraged to do so.
2. Proprietors are encouraged to landscape the rear of their sites.
- 3 Buildings have nil setback requirements from the laneway boundary.
4. Car parking to be accommodated in the service area, but any redevelopment is to include a revised parking / services / landscape design to the rear laneway. Careful attention is to be paid to the visual impact of the rear parking / service area.

Note: A pedestrian connection from Oxford Street would be desirable.

5

Precinct 5 - Entertainment Precinct

The Leederville nightlife scene is vibrant and active. The main attraction is the landmark Leederville Hotel with a number of other night clubs, both established and emerging, adding to the atmosphere. Part of the appeal of the night life is the growing niche of hot spots that are tucked away and entered through laneways.



5

Vision - Entertainment Precinct

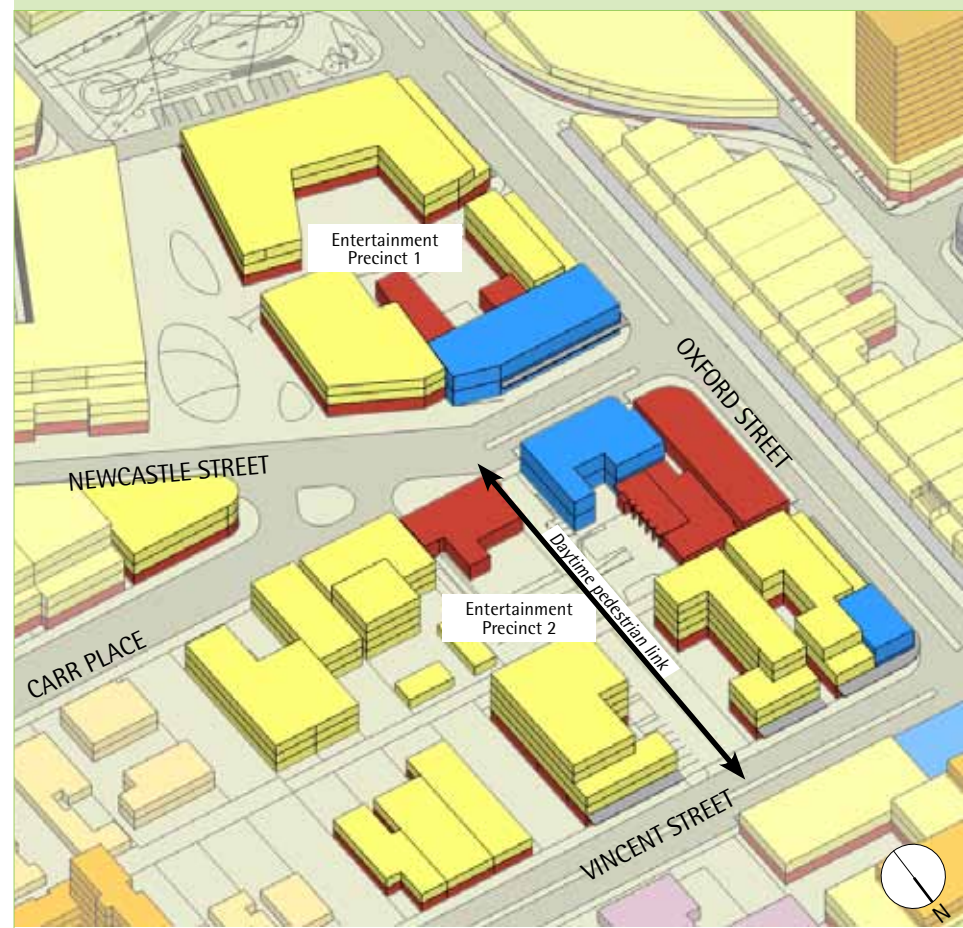
AIM

- To connect the entertainment precinct through a series of activated laneways
- To encourage new infill of entertainment themed businesses

	commercial - retail
	high density residential
	mixed use
	low density residential
	civic / recreational facilities
	commercial - offices
	heritage places
	educational
	multi-storey public car-park

The guidelines for this precinct will be presented in 2 parts;

- 1 Entertainment Precinct 1
- 2 Entertainment Precinct 2



5

Precinct 5 - Entertainment Precinct 1

AIM

- To connect the entertainment precinct through a series of activated laneways.
- To encourage new infill of entertainment themed businesses.



1. The maximum height of buildings in this area is 3 storeys. Buildings with Oxford Street frontages are to set back the third storey by a minimum of 5m.
2. Any new building or redevelopment shall address the street and the pedestrian pathways/laneways. Dual frontages are encouraged.
3. The ground floor of any new building is to be activated.
4. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within 0.5m from the street edge.
5. Careful attention is to be paid to the visual impact of the rear parking and service area.
6. All new developments or redevelopments should pay particular attention to the security of users both of the building and the laneways. Attention should be paid to night lighting and avoiding entrapment spots. Buildings should allow casual surveillance of the street and laneways.
7. Developments are to have nil setbacks to Oxford Street.
8. Parking and pocket park.

5

Precinct 5 - Entertainment Precinct 2

AIM

- To connect the entertainment precinct through a series of activated laneways.
- To encourage new infill of entertainment themed businesses and other commercial activity.

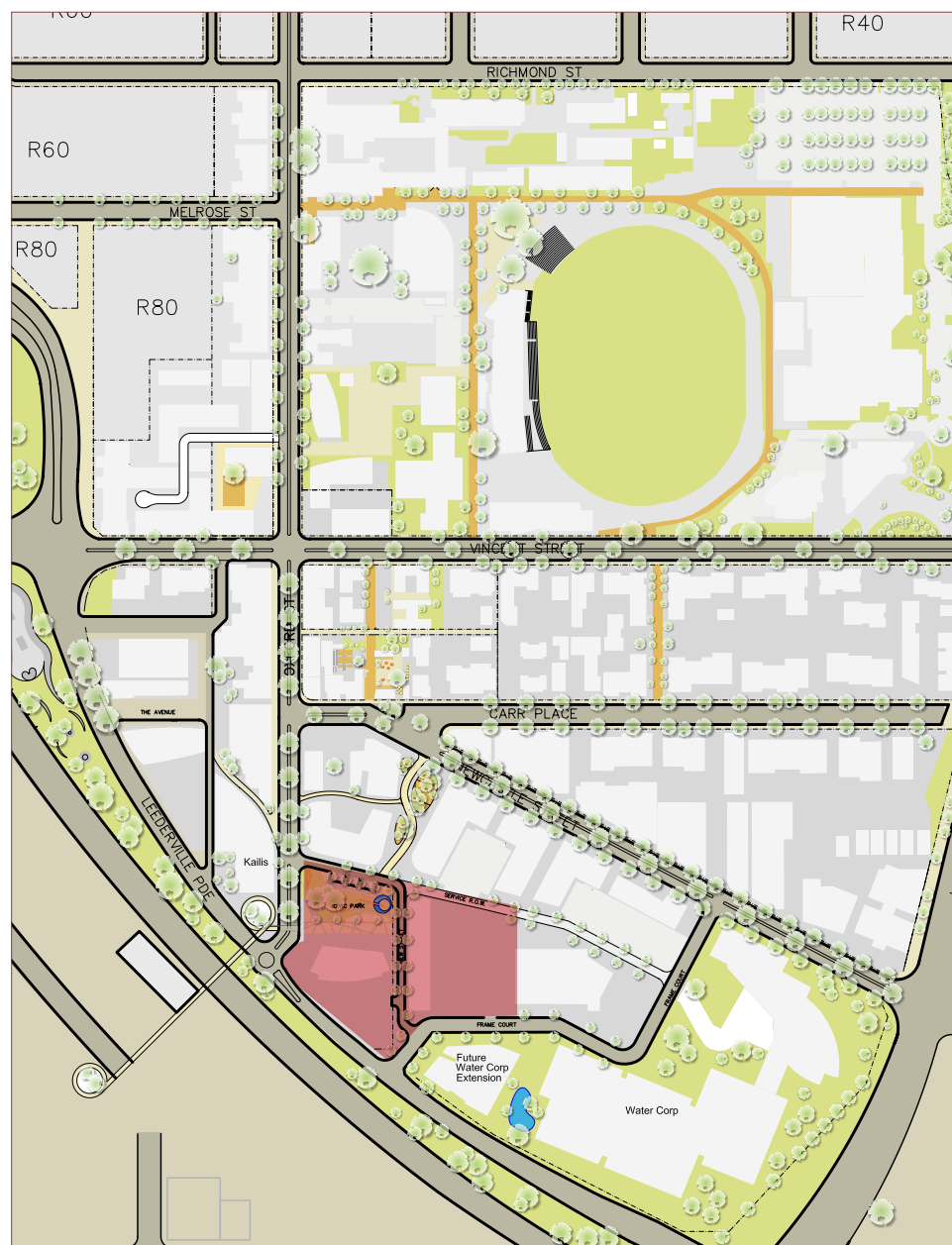


1. Development in this precinct are to be a maximum of 3 storeys unless other wise stated.
2. Developments are to incorporate serviced apartments, corporate housing and/or an aparthotel. These developments are to be a maximum height of 5 storeys. Any floors above the third storey are to be set back a minimum of 5m.
3. Developments are to have a nil setback to Oxford Street. Set-backs to Vincent Street are subject to approval from Western Power, and maybe subject to Metropolitan Region Scheme road widening requirements. Developments may have nil setbacks to all other boundaries.
4. The ground floor is to be activated and provide interest to pedestrians.
5. Vehicle parking to be accommodated at the rear of the site, but any redevelopment is to include a revised parking / services / landscape design to the rear laneway. Careful attention is to be paid to the visual impact of the rear parking and service area.
6. Buildings are to provide casual surveillance over the street and the pedestrian pathway.
7. All new developments or redevelopments should pay particular attention to the security of users both of the building and the laneways. Attention should be paid to night lighting and avoiding entrapment spots.
8. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within 0.5m from the street edge. Awnings will be subject to approval from Western Power.

6

Precinct 6 - Oxford Town Square

The vision for this precinct is to create a discernable southern gateway to Oxford Street. The site has been nominated as the site of the new town square and a 8-16 storey mixed-use landmark building.



6

Vision - Oxford Town Square

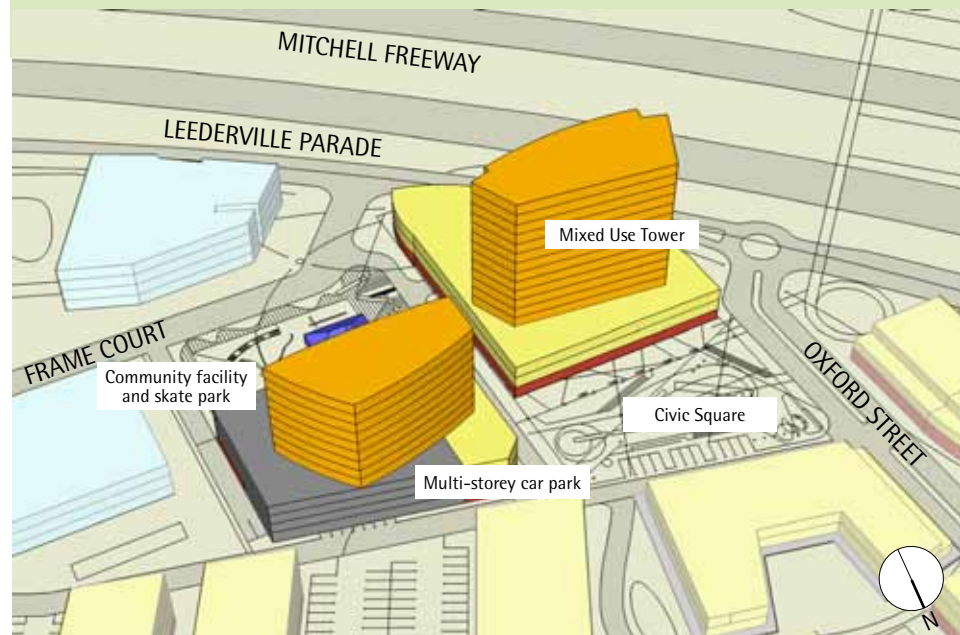
AIM

- To create a new Southern gateway to Oxford Street.
- To create a new civic square.
- To create an overhead link to Leederville Station

	commercial - retail
	high density residential
	mixed use
	low density residential
	civic / recreational facilities
	commercial - offices
	heritage places
	educational
	multi-storey public car-park

The guidelines for this precinct are presented in three parts;

1. Mixed use tower.
2. Multi-storey car park.
3. Civic square.

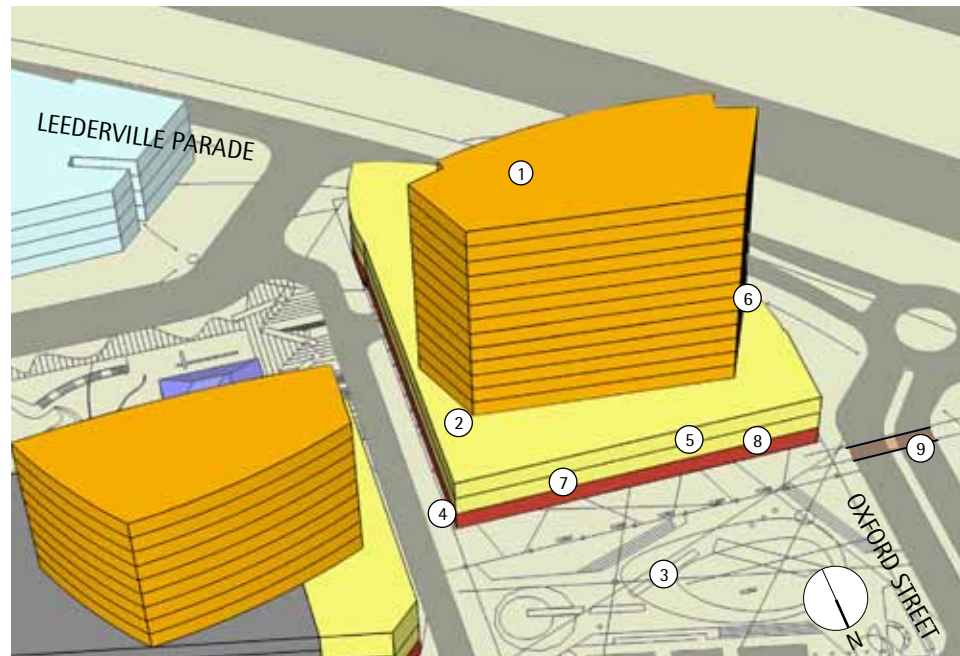


6

Precinct 6 – Oxford Town Square Mixed use Tower

AIM

- To create a new mixed use residential tower adjacent to, and in conjunction with, the new civic square.
- To create a new southern gateway to Oxford Street.



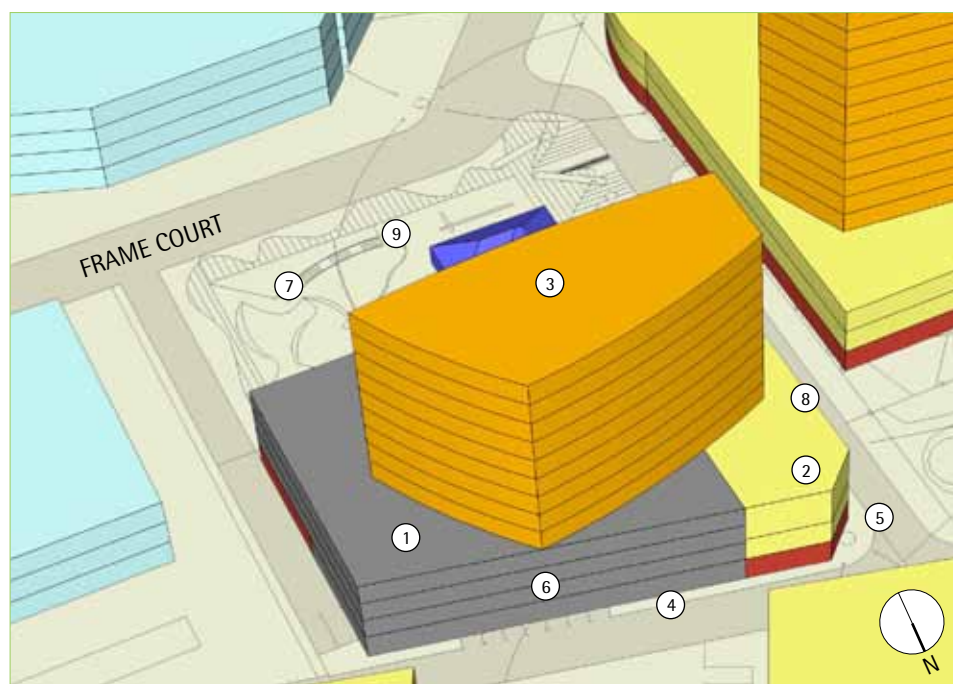
1. The overall height for the residential tower including podium is to be between 8 - 16 storeys. The tower footprint is not to exceed 30% site coverage.
2. The maximum height for the podium level is to be 3 storeys. The podium is to achieve 95% to 100% site coverage.
3. The 60% open space requirement will be accounted for by the civic square and on podium top roof gardens.
4. Buildings on this lot may have nil setbacks on all sides.
5. The North, East and West frontages are to be activated with commercial activity. The ground floor of the building on these facades are to provide interest to pedestrians.
6. The City of Vincent would prefer the southern frontage be activated. However, given the site condition, alternative options may be considered.
7. The Northern frontage is to be visually and physically connected with the civic square.
8. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within 0.5m from the street edge.
9. New at-grade pedestrian crossing

6

Precinct 6 – Oxford Town Square Multi-storey car park



Colourful and interesting screening devices is one method of improving the appearance of the car park building.



1. The height for the public car park is to be a maximum of 4 storeys.
2. The height of the commercial frontage is to be a maximum of 3 storeys.
3. The overall height of the residential tower including podium is to be 8 - 16 storeys. The footprint is not to exceed 30% site coverage.
4. The building is to have nil setbacks on all sides, however staggering of facades and/or treatment of corners to incorporate landscaping, is strongly encouraged.
5. The ground floor of the commercial development is to be activated and provide interest to pedestrians.
6. The facades of the multi-storey car park must be treated sensitively. The car park should demonstrate a high degree of architectural consideration and the City of Vincent will not accept a 'business as usual' approach'.
7. The vehicle parking is to be accessed from Frame Court. Alternatives may be considered. A minimum of 320 car bays are to be included.
8. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within 0.5m from the street edge.
9. Any new development is to incorporate the existing skate park and associated community facilities.

6

Precinct 6 – Oxford Town Square Civic Square

The civic square is part of the development of the site and is to be built as part of the development. Innovative and interactive landscape design that enables the continuous activation of the Square with a variety of uses that can be enjoyed by all members of the community is expected.



AIM

- To create a new civic square that connects to the train station overpass.

The Square is to provide the following:

- A gathering space for groups of people.
- A place to sit and enjoy the sun/ atmosphere.
- A place for children to play.
- A place for people to move through.
- A place for art and sculpture.
- A place for trees and greenery.
- A place for all ages.

SITE

- The civic square is to be located on the northern side of the site.





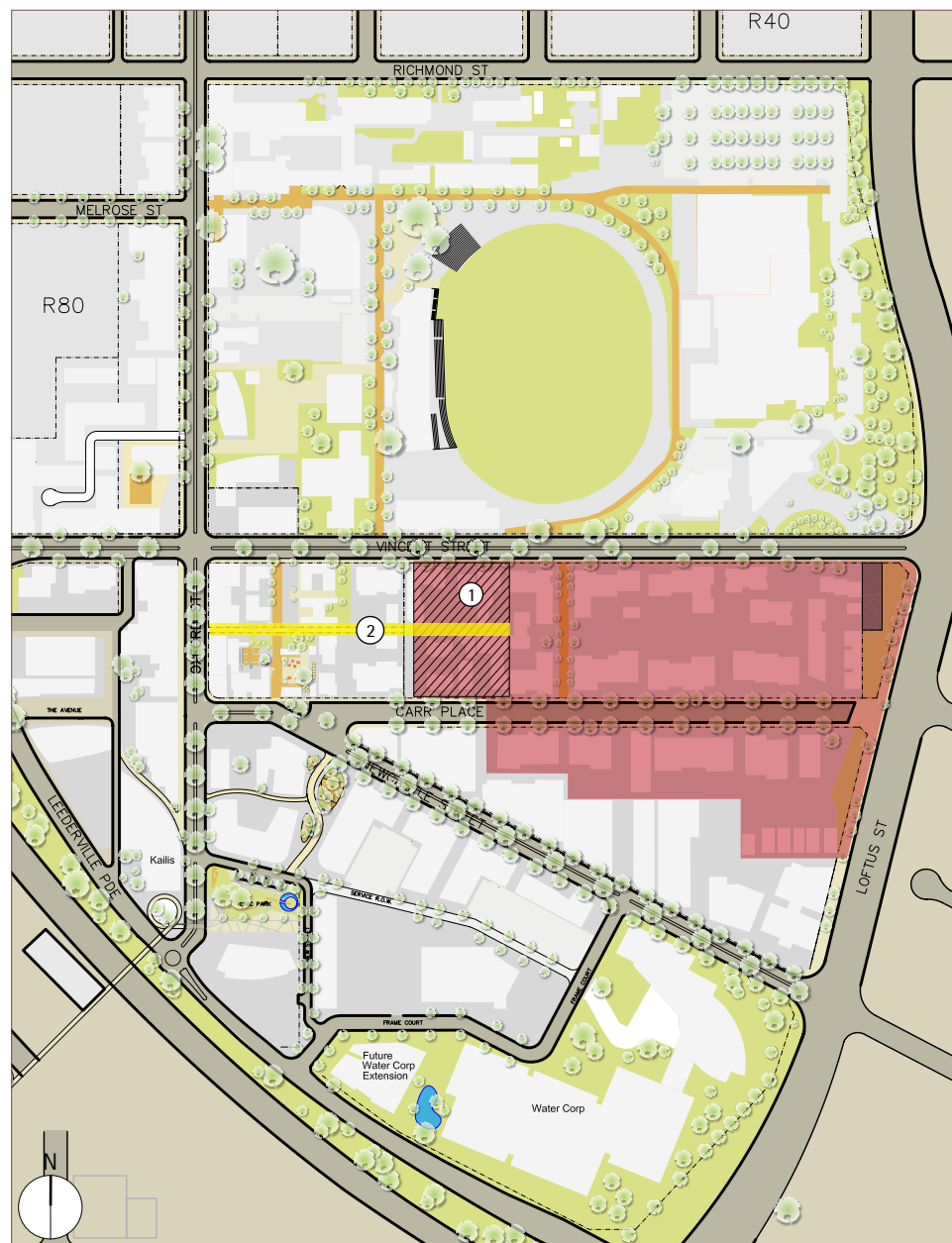
The civic square should be a place that is activated day and night. The square should connect visually and physically with the podium level of the icon tower to the south of the square.



7

Precinct 7 - Carr Place Residential Precinct

The vision for the residential precinct is to introduce sliding densities to encourage the amalgamation of smaller lots to allow for more substantial development within the Carr Place Residential Precinct.



7

Vision – Carr Place Residential Precinct

Sliding Density

Lot density increases as lot size increases. This has been introduced as an incentive for developers to amalgamate existing lots and build more residential dwellings.

Sliding Building Heights

As the lot sizes and lot densities increase, the allowable building height also increases to facilitate the higher density developments.

AIM

- To increase density and the quality of housing in the precinct.

DENSITIES and HEIGHTS

In order to encourage land amalgamation a new set of sliding densities and building heights apply to the precinct, as follows:

Land Area	Density	Building Height
less than 500m ²	R80	3 storeys
500 - 1500m ²	R120	4 storeys
more than 1500m ²	R160	4 storeys (Carr Pl. frontage) 8 storeys (Vincent St. frontage)

TRANSITIONAL ZONE

1. The hatched area on the map opposite represents a transitional zone between commercial and residential land uses, which should include a minimum of 50% residential development (as per NLA) with the other portion suitable for low impact commercial uses compatible with residential use, facing Carr Place and the possibility of higher impact commercial use facing Vincent street.

The termination of the right of way between Carr Place and Vincent Street corresponds with the transitions to the residential-only zone.

2. The yellow area on the map opposite indicates the future widening of the existing laneway to provide for a 6m laneway access.

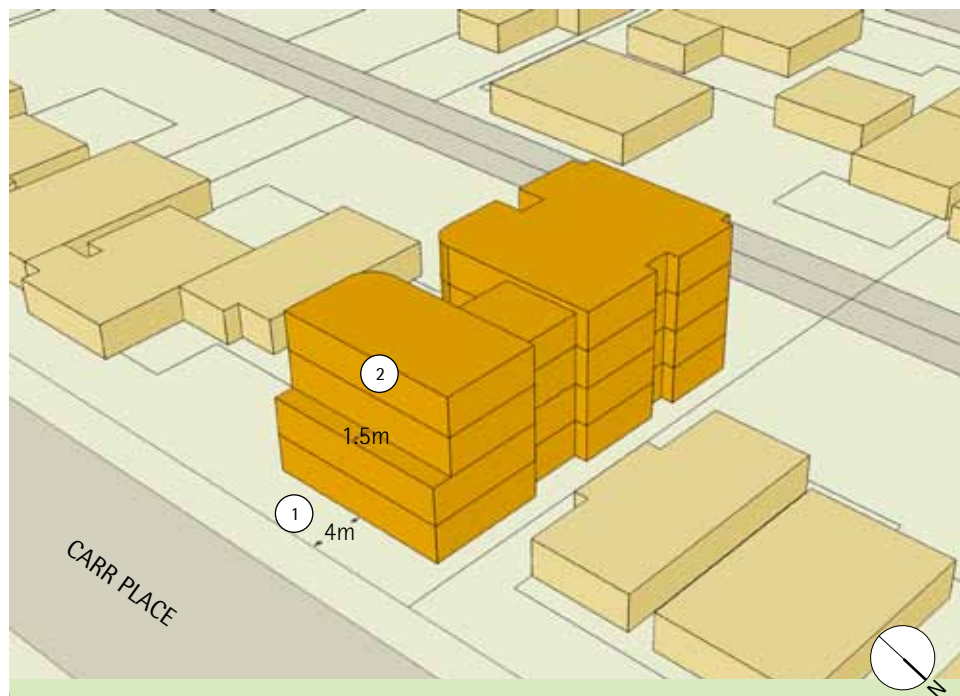


HERITAGE

- If a heritage listed property is the subject of redevelopment or renovation, developers are to seek advice from the Heritage Council of WA where the place is on the State register and the City of Vincent where the place is on the City's Municipal Heritage Inventory. Engaging recognised heritage professionals is highly recommended for works involving heritage listed properties.

7

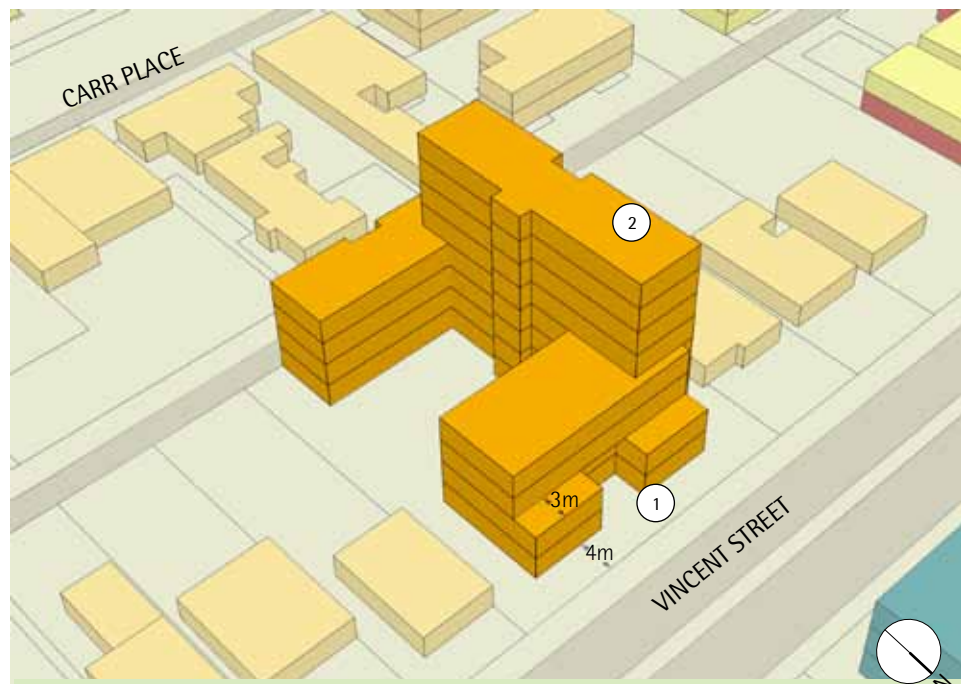
Carr Place Residential



1. 1 to 2 storey residential developments with Carr Place frontage are to be set-back 4m from the Carr Place boundary. The area created by the set-back is to be adequately landscaped. Vehicle parking is not to be located in the set-back area.
2. Development above 2 storeys is to be set-back between 1.5m to 4m from the lower storey building line.
3. Building height and density to be determined by the table on the previous page.
4. 1 to 2 storey non-residential developments in the transitional zone with Carr Place frontage are to be set-back 0m to 2m from the Carr Place boundary with development above 2 storeys set-back between 1.5m to 4m from the lower storey building line.

7

Carr Place Residential



This scenario is a result of the amalgamation of 2 existing lots, creating a lot larger than 1500m²

1. 1 to 2 storey developments with Vincent Street frontage are to be setback 4m from the Vincent Street boundary. Any development above 2 storeys is to be set back a minimum of 7m from the Vincent Street Boundary. The area created by the setback is to be adequately landscaped. Vehicle parking is not to be located in the setback area. Development within the 7m of the Vincent Street boundary are subject to approval from Western Power and may be subject to Metropolitan Region Scheme road widening requirements.
2. Building height and density to be determined on the previous page.

8

Precinct 8 - Network City

The masterplan vision includes an intensification of commercial and mixed-use development along Newcastle Street.

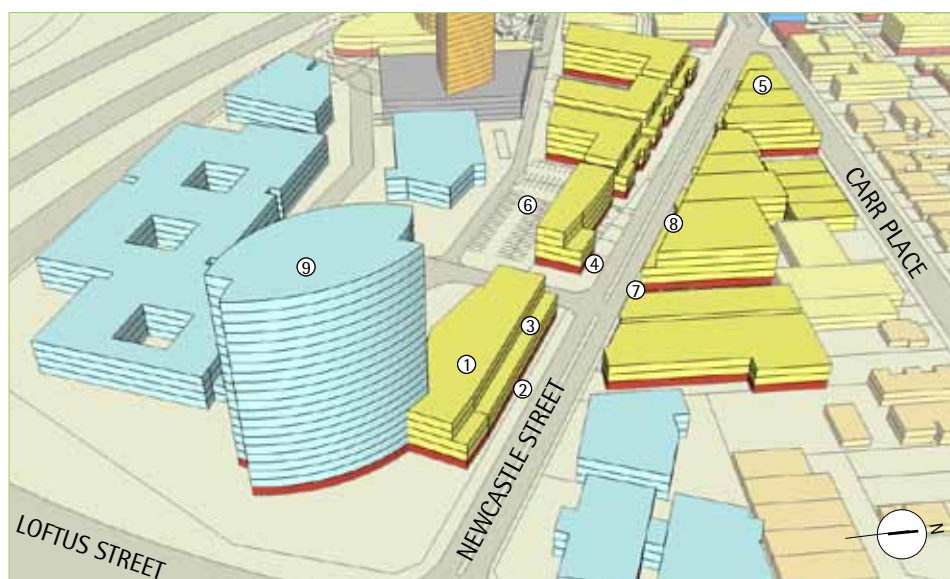


8

Vision - Network City

AIM

- To increase the density of the Newcastle Street commercial area.
- To allow future high-rise development to occur on the corner of Newcastle Street and Loftus Street.



1. Buildings to a maximum height of 5 storeys. Buildings are to be 3 storeys at the Newcastle Street boundary.
2. New developments along Newcastle Street are to have 0m setback requirements to the street.
3. Floors above 3 storeys to be set back a minimum of 5 metres. Roof top space created by the 5m setback may be used as an open terrace. The terrace is not to have a solid roof or other solid structure within 3m of the Newcastle Street boundary and is not to contain a habitable room. Pergola rafters may extend to the street boundary.
4. The ground floor of any new buildings are to be activated. To this end, fully transparent glazing to ground floor developments with Newcastle Street frontage shall make up no less than 70% of the ground floor facade.
5. Developments to have dual frontages where possible.
6. Parking to be at the rear of the site or else accommodated within the building structure.
7. Awnings are to extend the full width of the site. Awnings to be a minimum 3.3m above the footpath. Awnings may extend to within 0.5m from the street edge.
8. Any residential component is to have a visual presence from the street. This could include balconies or window openings. This increases street safety through passive surveillance.
9. The overall height of the tower proposed for future development including any podium is to be 16 - 24 storeys high. The tower is to be set back a minimum of 10m from the Newcastle and Loftus Street boundaries and the existing established landscaping is to be retained.

NOTE: Water Corporation Concept Masterplan Expression of Interest advertised 25 June 2008 varies significantly to above.

