

9.8 OUTCOMES OF ADVERTISING - PICKLE DISTRICT PLACE PLAN

- Attachments:**
1. **Advertised Draft Volume 7: Pickle District Place Plan**
 2. **Summary of Submissions**
 3. **Volume 7: Pickle District Place Plan**

RECOMMENDATION:**That Council:**

1. **ADOPTS Volume 7: Pickle District Place Plan; and**
2. **NOTES:**
 - 2.1 **the submissions received in relation to the advertising of the draft Volume 7: Pickle District Place Plan; and**
 - 2.2 **the response to submissions provided by Administration included as Attachment 2:**
 - 2.2.1 **Administration will publish a notice of the adoption of Volume 7: Pickle District Place Plan, included as Attachment 3, on the City's website and social media platforms and will notify The Pickle District town team and all those who made submissions on the document.**

PURPOSE OF REPORT:

To consider the outcomes of advertising and adoption of Volume 7: Pickle District Place Plan (PDPP).

BACKGROUND:

On 23 August 2016 (Item 9.1.5) at its Ordinary Meeting of Council, Council endorsed Administration's approach to Place Management and the preparation of a Town Centre Place Plan for each of the City's five town centres.

Volume 1: Vincent Town Centres Place Plan (VTCPP) and Volume 2: North Perth Town Centre Plan (NPTCPP) were adopted in April 2018 and Volume 3: Mount Hawthorn Town Centre Place Plan (MHTCPP) was adopted in September 2019.

On 17 November 2020 (Item 9.5) at its Ordinary Meeting, Council endorsed the Place Plan Minor Review of the VTCPP, which included the Pickle District in West Perth as the first place in the City that is not an established town centre to progress a Place Plan.

On 18 May 2021 at its Ordinary Meeting, Council endorsed the Draft PDPP for the purpose of advertising. The document was advertised between 11 June 2021 and 23 July 2021 and is included as **Attachment 1**. During the advertising period, a local public notice was published, the document was displayed at the City of Vincent Library and published on the City's website and social media platforms, letters were sent to landowners and occupiers within the Pickle District flyers were dropped to residences within the Pickle District and the Pickle District town team was invited to comment. Several of the town team members made individual submissions on the Place Plan resulting in modifications being made to a number of actions emphasising the importance of collaboration between the City and the Pickle District town team. Further to this, the Town Team as a collective provided their formal support for the document noting that this is a positive base to build upon.

DETAILS:

The City received 20 submissions during the advertising period. A summary of all the submissions, including Administration comments and proposed amendments, is included as **Attachment 2**.

- In response to the submissions received, it is proposed to make eight modifications to the document, including to modify:

1. Action 1.1 to clarify that the project involve engagement with both building owners and business owners;
2. Action 1.2 to highlight the importance of the visibility of entrance to the Pickle District from the freeway;
3. Action 2.2 to clarify that the City will continue to collaborate with the Town Team on the development and delivery of any future initiatives for the Cleaver Main Street;
4. Action 2.4 to clarify that the investigation of the action will take into consideration the existing and future planned pedestrian and cycle connections to and through the Pickle District;
5. Action 2.7 to clarify that the project will deliver a Wayfinding Plan, rather than a Strategy and clarify that the project will embrace and enhance the areas unique character and sense of place;
6. Action 4.1 to clarify that lighting will be considered as part of the project;
7. Action 4.4. to clarify that the project will provide connection to the Pickle District businesses as well as Leederville Town Centre; and
8. Action 6.1 to make direct reference to the Making Space for Culture project.

CONSULTATION/ADVERTISING:

The City will notify all submitters of the outcomes of the Ordinary Meeting of Council. If adopted, further consultation would take place as required when completing each of the actions within the PDPP.

LEGAL/POLICY:

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan and a Corporate Business Plan (CBP) to be supported by the Annual Budget and a range of informing strategies. The PDPP is outlined as a project in the City's CBP.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to adopt the PDPP.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Enhanced Environment

Our urban forest/canopy is maintained and increased.

Accessible City

Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.

Connected Community

An arts culture flourishes and is celebrated in the City of Vincent.

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

We recognise, engage and partner with the Whadjuk Noongar people and culture.

We are an inclusive, accessible and equitable City for all.

Thriving Places

We are recognised as a City that supports local and small business.

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

Our community is aware of what we are doing and how we are meeting our goals.

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

Sustainable Transport

Urban Greening and Biodiversity

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the *City's Public Health Plan 2020-2025*:

Increased mental health and wellbeing

Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

The implementation of actions within the PDPP would be supported through allocations within current and future City operating and project budgets as follows:

Actions to be implemented through existing operating budgets or existing project budgets: 1.2, 2.1, 2.2, 2.5, 3.1, 3.2, 4.1, 5.1, 6.1	
Actions that have been included in the City's 2021/22 budget:	
4.1 – Streetscape Audit	\$10,000
4.2 – Art for Artlets	\$10,000
Actions that may require additional budget from 22/23 onwards: 2.3, 2.4, 4.2, 4.3	

Any artwork created through the PDPP will be maintained through the Artwork Maintenance Budget.

COMMENTS:

PDPP aligns the City's activities and services with a clear plan for the area that is informed by the community. The ongoing review of the document would ensure that the City's service delivery in the area keeps pace with emerging trends and community aspirations and ensures that the Pickle District continues to thrive as a place for people to live, work and visit.

The City will continue to work closely with The Pickle District town team to support the continued improvement of the Pickle District Action Plan, which would continue to inform the evolution of the PDPP.



CITY OF VINCENT

PICKLE DISTRICT PLACE PLAN

VOLUME 07





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DATE	DETAILS	STATUS
19/05/21	Pickle District Place Plan	Draft

00. INTRODUCTION

The City of Vincent (City) Place Plan Series has been developed as a set of 'place based' strategic action plans to guide the allocation of funding and resources in the City's town centres and places. The Place Plans direct the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.

Pickle District Place Plan (Place Plan) is Volume 07 in the Place Plan Series and will guide the implementation of all major initiatives in the Pickle District.

The Pickle District is situated in West Perth between Leederville and Northbridge. It is a creative precinct, home to new and diverse creative businesses including art galleries, artist and design studios, a boutique theatre, photographic studios and creative co-op working spaces.

PICKLE DISTRICT SNAPSHOT

Historic

The Pickle District forms part of Boorloo – Noongar land belonging to the Whadjuk people of the Noongar nation.

Geographically, the area sits within a chain of wetlands of practical and spiritual significance to the Whadjuk Noongar people. It was renamed Lake Sutherland by European colonists and later drained in the 1870s and repurposed as areas for market gardening to feed Perth's growing population.

Early businesses in the area ranged from furniture manufacturers such as Sandover & Co Furniture Factory originally located at 485 Newcastle Street, and Bryant's woodyard/fuel merchant located on Duke Street (now old Aberdeen Place).

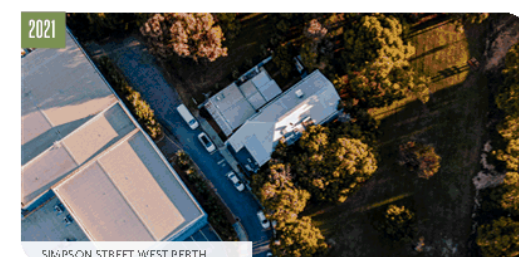
Inspiration for the name 'Pickle District' comes from the vinegar brewing and pickle and jam manufacturing factories in the area, which operated from around 1912. These included R.H. Maskiell and Co Ltd sauce, jam and pickle manufacturers, originally located on Golding Street in 1912, later moving to 567 Newcastle Street.

On adjacent Golding Street, Philip Stevens started a vinegar brewery in 1920. From 1922 until at least the 1950s, 4 Golding Street was the home of the WA

Vinegar Brewery Ltd which manufactured Flag & Safe brand vinegar products.

Construction of the Mitchell Freeway in the 1970s impacted significantly on the area, as did the decline

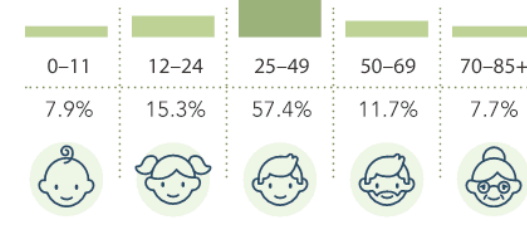
in the domestic manufacturing sector. The Pickle District is now known for the historic light industrial buildings and warehouse character. The area is transforming as the buildings are repurposed with new and diverse businesses and arts organisations.





SNAPSHOT

Community



The City of Vincent portion of West Perth is mostly non-residential.

West Perth's population in the City of Vincent is 2,419.

63.4% of West Perth households in the City of Vincent are lone person or couples compared to 47.1% in Greater Perth.

Transport

13.8% of residents do not own a car compared to 4.7% in Greater Perth.

20.6% of residents travel to work on train or bus compared to 10.2% in Greater Perth.

15.9% of residents commute using active modes compared to 3.1% in Greater Perth.

PLACE PLAN PURPOSE

The Place Plan outlines the place-based initiatives and resources the City has specifically committed to the Pickle District.

The boundary of the Pickle District (refer Pickle District Boundary Map) aligns with the Metropolitan Region Scheme Industrial Zone in West Perth. The Pickle District is located in West Perth, within the Commercial Scheme Zone in the City of Vincent’s Town Planning Scheme No. 2, and is bound by the Graham Farmer Freeway, Loftus Street, Newcastle Street and Charles Street.

The Integrated Planning and Reporting Framework outlined by the Local Government (Administration) Regulations 1996 requires the City to adopt a Strategic Community Plan and a Corporate Business Plan. The Place Plan provides a filter for the place based initiatives within the City’s suite of informing strategies and plans, and directly informs the Corporate Business Plan. The role of the Place Plan within the City of Vincent Integrated Planning and Reporting Framework is illustrated below.



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THE PICKLE DISTRICT

Each of the City of Vincent town centres has a town team. The Pickle District is unique in that it is not a designated town centre, but a town team has established as an advocate for the area. Town teams are independently formed incorporated bodies that aim to make their respective town centres and areas the best places they can possibly be. The town teams are not an affiliate of the City, but do receive funding for community driven initiatives. The town teams are made up of a diverse range of members that include business owners, land owners, local residents and town centre visitors. Each town team member brings a different set of skills, interests, and life experiences to the table and these collectively shape the direction, composition, and identity of the six town teams.

The town teams and the City enjoy a symbiotic relationship. The City engages directly with each town team on a variety of issues that are specific to their respective areas and the town teams are able to effectively communicate issues, solutions, and ideas to the City through their strategic action plans. The City works collaboratively with the town teams to deliver locally based activations and events, physical improvements, and economic and community development initiatives.

The Pickle District is the town team operating in the West Perth area. The Pickle District's Action Plan outlines a range of guiding principles and key projects to improve the area.

PLACE PLAN PROCESS

The Place Plan enables the range of initiatives identified in the City's suite of informing strategies and plans, and The Pickle District's Action Plan, to be filtered, prioritised and resourced appropriately.

Some of the City's informing strategies and plans provide high level guidance for the direction and type of initiatives the City should be undertaking, while others provide specific actions.

The Place Plans provide a place based filter and cross-directorate lens on these strategies and plans to enable a robust, planned, and integrated approach to project identification and delivery.

Prior to being confirmed as a new action in the Place Plan, proposed initiatives and projects are cross checked against the vision and priorities set in the Strategic Community Plan and the following three sources:

- A. Local needs and wants (City strategies and plans and town team action plans);
- B. Best practice; and
- C. Data (collected through the implementation of the Town Centre Performance Measurement Strategy).

The process in which Place Plan actions are filtered is illustrated in the adjacent diagram.



The Place Plan outlines the implementation schedule for all of the actions to be undertaken in the Pickle District. These may include but are not limited to public realm upgrades, marketing initiatives, economic and community development projects, and policy and procedural improvements.

The Place Plan actions are organised into six sections which align with the six priorities of the Strategic Community Plan.

While the City remains responsible for planning and delivering the actions identified in the Place Plan, The Pickle District town team is considered a key stakeholder and will be given opportunity to be involved in the ongoing development of the Place Plan actions.


The Place Plan is implemented, reviewed and updated annually. This allows the progress of actions to be reported on, including updating actions to reflect where they are in the action delivery cycle, and for newly identified actions to be included.

The Place Plan action delivery cycle is illustrated in the following diagram.



INFORMING STRATEGIES & PLANS


The City's Strategic Community Plan 2018 – 2028 identifies the community's vision and strategic priorities, as identified through the Imagine Vincent engagement campaign. The Place Plan actions are designed to respond to at least one priority, while many respond to multiple. Each action has been listed under the priority that is most applicable to the objectives of the action. The Place Plan is also informed by the following strategies and plans which have been developed through community engagement and previously adopted by Council.



**GREENING PLAN
2018 – 2023**
Actions 1.2, 2.2 and 4.1 have the opportunity to increase tree canopy, native plantings, and green the Pickle District.



SUSTAINABLE ENVIRONMENT STRATEGY 2019 – 2024
Actions 1.1, 1.2, 2.2, 4.1 and 5.1 have the opportunity to support urban greening and biodiversity, and increased use of public and active transport modes.



SAFER VINCENT 2019 – 2022
Actions 2.2, 4.1 and 4.2 have the opportunity to support safer spaces, community connection, and apply Crime Prevention through Environmental Design (CPTED) principles.



DISABILITY ACCESS AND INCLUSION PLAN 2017 – 2022
Actions 4.1 and 6.2 have the opportunity to improve equitable access to buildings and infrastructure.




RECONCILIATION ACTION PLAN | INNOVATE 2019 – 2021
Actions 2.3, 3.2 and 4.2 have the opportunity to celebrate Noongar artwork, culture and language in public spaces.



PUBLIC OPEN SPACE STRATEGY
Action 1.2 have the opportunity to maximise the value of open spaces for the community through improved amenity, respond to the impacts of development and population growth, and improve access to and functionality of open space.



ECONOMIC DEVELOPMENT STRATEGY 2011 – 2016
Each action in the Place Plan aims to support economic development in the Pickle District.



YOUTH ACTION PLAN 2020 – 2022
Action 3.2 has the opportunity to provide opportunities for young people to connect with each other and the broader community, and support our youth to be strong, healthy, safe and active.



PUBLIC HEALTH PLAN 2020 – 2025
Each action in the Place Plan aims to support the Public Health Plan, specifically the social, built, and natural environment pillars.



ARTS DEVELOPMENT ACTION PLAN 2018 – 2020

Actions 2.2, 2.3, 3.2, 4.2 and 6.1 have the opportunity to support the arts and creative economy in the Pickle District.



DRAFT ACCESSIBLE CITY STRATEGY 2020 – 2030

Actions 2.1-2.5, 4.1 and 4.2 have the opportunity to make getting around the Pickle District safe, easy, environmentally friendly, and enjoyable.



DRAFT ASSET MANAGEMENT AND SUSTAINABILITY STRATEGY

Each action in the Place Plan aims to support the Asset Management and Sustainability Strategy vision to plan and manage our resources and assets in an efficient and sustainable manner.

READING THIS DOCUMENT

All the projects and initiatives being undertaken in the Pickle District are listed as 'actions'. Each action is explained using the following three step process:



STEP 01 DIAGNOSIS

Diagnosing the issue or opportunity evident in the Town Centre. These may be identified in an informing strategy or plan, as an opportunity to achieve best practice or through the analysis of data..



STEP 02 ANALYSIS

Analysing the detail of the issue or opportunity to understand the best approach to solve the issue or seize the opportunity.



STEP 03 SOLUTION

Proposing a solution that solves the issue or seizes the opportunity.

The Place Plan actions have been organised into six sections to directly respond to the six priorities of the City's Strategic Community Plan. These include:



ENHANCED ENVIRONMENT



ACCESSIBLE CITY



CONNECTED COMMUNITY



THRIVING PLACES



SENSITIVE DESIGN



INNOVATIVE & ACCOUNTABLE

The Place Plan highlights the broad range of projects and initiatives the City is undertaking to support and improve the Pickle District.

The Implementation Framework sets out the actions, time frames and the responsible teams for the delivery of all of the identified actions.

01. ENHANCED ENVIRONMENT

Sets out the actions and projects which assist the City to make the best use of our natural resources for the benefit of current and future visitors, residents, and businesses of the Pickle District.

ACTION 1.1 BUSINESS COMMUNITY SOLAR

Diagnosis	There is currently low uptake of solar in the business community compared to the residential sector.
Analysis	Growth in business community solar is a high growth area of solar investment in the next decade. The low uptake of solar is primarily due to owners of the properties not being the operator who receives the power bill. However, there are a significant number of options available to enable business owners and building owners to mutually benefit through the installation of solar. Options for tenants are currently limited and in all cases need the building owner's cooperation and permission to proceed.
	The City of Vincent currently has significant understanding of how these options work, including direct installation in facilities or creating a Purchasing Power Agreement (PPA). For business that operate during the day, installation of solar will pay for itself in 2-3 years where it is directly used on site. The City is currently in the process of working with tenants to identify mutually beneficial mechanisms for funding solar on leased facilities.
Solution	Engage with local business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.



ACTION 1.2 OLD ABERDEEN PLACE VERGE PLANTING

Diagnosis	The verge along Old Aberdeen Place is closely bound by the on-ramp to the Graham Farmer Freeway. The verge has a number of established trees, but the area closest to Cleaver Street generally consists of weeds and loose rocks and is not maintained to a high standard.
Analysis	There is an opportunity to improve the maintenance and planting on the verge near Cleaver Street to bring it in line with the City's managed and maintained streetscapes.
	The Pickle District Action Plan (Proposition Three and Action 3) identifies the opportunity to incorporate native landscaping and increase vegetation to transform this area into a community space.
Solution	Install garden beds and planting along the Old Aberdeen Place verge.

02. ACCESSIBLE CITY

Sets out the actions and projects which enhance connectivity, improve the use of public transport, deliver parking efficiencies, and create a more pedestrian and cycle friendly Pickle District.

ACTION 2.1 SAFE ACTIVE STREET UPGRADES

Diagnosis	The Pickle District is not well serviced from an active transport perspective. The area is bound by the Graham Farmer Freeway, Newcastle, Loftus, and Charles Streets, which are often barriers to those seeking to use active forms of transportation. The Principle Shared Path abuts the Pickle District, but bypasses the area to the south.
Analysis	A Safe Active Street along Golding Street will connect to the Principle Shared Path at Old Aberdeen Place, and continue to Strathcona Street and Carr Street. The upgrade will focus on: <ul style="list-style-type: none"> • Improving access to Beatty Park Leisure Centre, Leederville Town Centre, and Perth City; • Reduce speed on Golding Street to 30km/h; • Connect residents, businesses, and visitors; and • Increase accessibility to the Pickle District.
Solution	Plan and implement the Safe Active Street upgrades on Golding Street and Strathcona Street.

ACTION 2.2 CLEAVER MAIN STREET

Diagnosis	The Pickle District does not have a traditional main street and is largely characterised by the former light industrial land uses. It lacks the amenities found in the City's town centres, including greenery and canopy cover, seating and street furniture.
Analysis	<p>As the Pickle District transforms and the land uses change and evolve, streetscape improvements should be made to meet the needs of local businesses, residents and visitors.</p> <p>The 'Cleaver Main Street' streetscape upgrade aims to create an improved main street for the Pickle District. The project will create a sense of place, encourage people to linger longer, and support the growing creative and artistic community in the area.</p> <p>The upgrades include road resurfacing, central median tree planting, street furniture including seating, bicycle parking and bins, and improvements to the footpath such as 'Artlets' to create opportunities and space for art.</p> <p>The Pickle District Action Plan (Proposition Two and Action 6 and 12) identifies the opportunity to experiment with design and art ideas to improve Cleaver Street.</p> <p>In the future, there is the opportunity to improve the lighting and access to power, to further enable Cleaver Street to be a central gathering place and hub of activity.</p>
Solution	Implement the Cleaver Main Street streetscape upgrade and collaborate with The Pickle District to deliver initiatives on Cleaver Street.



ACTION 2.3 DRUMMOND PLACE LOFTUS STREET CONNECTION

Diagnosis	Drummond Place ends as a cul-de-sac where it approaches Loftus Street and there is not a path to connect the two streets for pedestrians or cyclists.
Analysis	<p>The end of Drummond Place is approximately 15 metres from the Loftus Street footpath, but there is not a pedestrian or cycling connection between the two streets. The steep incline and sandy verge make it difficult for those wishing to use this as an access point in or out of the Pickle District and inaccessible to those with differing abilities.</p> <p>A connection bringing the two footpaths together would provide better access to the Pickle District, the Leederville Town Centre or across the Graham Farmer Freeway without travelling to Newcastle Street or the Principle Shared Path.</p> <p>The Pickle District Action Plan (Proposition Three) identifies the opportunity to improve connections into the precinct and create a connection from Drummond Place to Loftus Street.</p>
Solution	Investigate options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists.

ACTION 2.4 DRUMMOND PLACE UNDERPASS	
Diagnosis	Loftus Street is a major impediment to pedestrian movement, and the feasibility of a well-designed pedestrian underpass could be investigated.
Analysis	There is an identified opportunity in Leederville Town Centre, to use the Water Corporation drainage reserve as an attractive, pedestrianised link through the centre of Leederville, and to link Leederville with the Pickle District.
	This link through Leederville could continue across the current Water Corporation site, and connect with Drummond Place in the Pickle District.
	An underpass link could create an opportunity for greater connections between the Pickle District and Leederville, while overcoming the barrier Loftus Street currently presents. An underpass would complement other Place Plan actions and projects which seek to create a welcoming environment and improve pedestrian connections.
	The Pickle District Action Plan (Proposition Three) identifies the opportunity to improve connections and welcome people into the precinct across Loftus Street.
Solution	Investigate the feasibility of an underpass to connect Drummond Place to Leederville.

ACTION 2.5 WAYFINDING STRATEGY	
Diagnosis	Wayfinding in Vincent's town centres is cluttered, unclear and limited.
Analysis	Wayfinding is a critical component to the legibility and walkability of a place. Wayfinding can help determine how people decide to move through spaces. The decisions people make when moving through places are guided by architecture, urban design, landmarks and views.
	Wayfinding in Vincent's Town Centres has significant room for improvement. An over proliferation of signage and styles compete for attention and can result in confusion. Moreover, the previous Wayfinding Signage Strategy (2012) has an emphasis on vehicles and car parking.
	A Wayfinding Strategy should be prepared to: <ul style="list-style-type: none"> • Create a comprehensive, clear and consistent visual communication system with concise messaging; • Only include the information that is relevant to the space, location and navigation path; and • Focus on active transportation mode users, particularly pedestrians.
Solution	Develop a Wayfinding Strategy.



03. CONNECTED COMMUNITY

Sets out the actions and projects which contribute to the Pickle District’s unique sense of place, and encourage the community to connect with each other to enhance their quality of life.

ACTION 3.1 TOWN TEAM GRANT PROGRAM

Diagnosis	Town teams require financial support to deliver outcomes for their respective town centres and places and to make themselves more sustainable entities.
Analysis	Town teams can access grant funding through the Town Team Grant Program. This funding can be used to facilitate events, activities and/or initiatives that engage the local community, contribute to the local economy or improve the sustainability of the town team.
Solution	Manage the Town Team Grant Program and support the Pickle District to become recognised as precinct that is synonymous with creative events.



ACTION 3.2 NAIDOC WEEK	
Diagnosis	In 2018 the City hosted its inaugural NAIDOC Festival at Hyde Park and again in 2019. The City has committed through Action 7 of the 2019-2021 Innovate Reconciliation Action Plan to host an annual NAIDOC Festival.
Analysis	Since the launch of the City of Vincent's 2017-2018 Reflect Reconciliation Action Plan, the City has strengthened its relationship with the local Noongar community and celebrated Noongar culture and tradition through numerous events, activities and workshops.
	The Pickle District is emerging as a community of creatives, with new opportunities for art and expression. There are a number of venues and locations within the area that can host NAIDOC Festival celebrations.
	The planning for the 2020 NAIDOC Festival was disrupted by the Covid-19 pandemic. As part of the Vincent Rebound Plan recovery, a trial of the NAIDOC Festival celebrations occurred in the Pickle District from 8-15 November 2020. The relocated celebrations were a success and involved collaboration between the local Noongar community, local businesses, The Pickle District and the City.
Solution	This supports Action Five within The Pickle District's Action Plan.
	Create a hub for NAIDOC activity in the Pickle District by delivering the program in partnership with Aboriginal stakeholders, The Pickle District, and business owners.



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04. THRIVING PLACES

Sets out the actions and projects which assist the City to create, enhance, and promote great places and spaces in the Pickle District in order for it to reach its activation and economic potential.

ACTION 4.1 STREETScape AUDIT

Diagnosis	The development of the area as a former light industrial and manufacturing area has resulted in the Pickle District lacking in streetscape amenities, including seating, public bins, bicycle parking and plantings.
Analysis	<p>The City understands the importance of canopy cover, street furniture, and streetscape amenities, and the role they play in encouraging people to linger longer.</p> <p>In 2019, the Pickle District saw some streetscape improvements with new street trees planted in the footpath along Cleaver Street and Golding Street.</p> <p>An audit following the Cleaver Main Street streetscape upgrade should be undertaken to determine any current deficiencies in the streetscape and identify opportunities to build on the Pickle District's evolving and unique character. This could include additional planting, beautification, urban design improvements, street art, and street furniture rationalisation and upgrades.</p>
Solution	Undertake a streetscape audit to determine opportunities for streetscape improvements.

ACTION 4.2 ART FOR ARTLETS

Diagnosis	The upcoming Cleaver Main Street streetscape upgrade will create dedicated space for art within the Cleaver Street footpath.
Analysis	The Pickle District has a number of galleries, studios, and creative spaces, which have a strong focus on the arts and the Cleaver Main Street streetscape upgrade will provide spaces for future public art in the public realm. There is an opportunity to work with The Pickle District to curate unique and interesting art pieces to be located in the artlets.
Solution	Collaborate with The Pickle District to curate and deliver artwork in the Cleaver Main Street artlets.

ACTION 4.3 PICKLE DISTRICT ENTRY STATEMENT

Diagnosis	The Pickle District is bounded by major roads and for a person unfamiliar with the Pickle District, there is not any visible distinction that this area is unique to the surrounding areas.
Analysis	An entry statement to the Pickle District would provide greater visibility to the Pickle District, by creating interest and a focal point. It also could establish to a visitor that they have entered a unique and interesting precinct with an emphasis on arts. The Pickle District Action Plan (Action 4) identifies opportunities for artistic entry statements at key focal points on Cleaver Street, Douglas Street, sites facing the Freeway, Loftus Street and/or Newcastle Street and the potential for these to include sculptures, murals and/or neon signage.
Solution	Investigate opportunities for an entry statement into the Pickle District.

ACTION 4.4 SCULPTURE WALK

Diagnosis	The Pickle District's emerging creative and event spaces have many offerings, but surrounding residents and visitors are often unaware of how close the Pickle District is to Leederville Town Centre.
Analysis	There is an opportunity to establish and curate a sculpture walk within the Pickle District, which connects to Leederville Town Centre. A sculpture walk could draw more people between the areas, particularly those which may not know about the proximity of the two places and the opportunities in each destination. The Pickle District Action Plan (Action 4 and Proposition Three) identify opportunities: <ul style="list-style-type: none"> • for artistic sculptures at key points facing the freeway; • opportunities to celebrate Old Aberdeen Place as the spiritual heart and a new meeting space for social gatherings; and • opportunities to welcome people into the precinct with improved access and wayfinding.
Solution	Investigate a location for a sculpture walk to better connect the Pickle District with the Leederville Town Centre.



05. SENSITIVE DESIGN

Sets out the actions and projects which assist the City encourage unique, high quality developments that respect and respond to the character and identity of the Pickle District.

ACTION 5.1 PLANNING FRAMEWORK	
Diagnosis	<p>The Pickle District is currently evolving with a change in land uses and new creative businesses emerging in former light industrial warehouses.</p>
Analysis	<p>Through the planning framework, the City can identify opportunities to further encourage investment and revitalisation in the Pickle District, while retaining what makes the area unique and interesting.</p>
	<p>The Pickle District Action Plan (Action 11) identifies the opportunity to bring together all landowners, The Pickle District members and the City of Vincent to discuss a long-term vision for the Pickle District to guide the direction of any potential changes required to the planning framework.</p>
	<p>Changes to the planning framework might include changes to the City's policies, a Local Planning Scheme amendment or a Metropolitan Region Scheme amendment.</p> <p>Planning framework changes have varying process requirements and enable various different outcomes in both the short and longer term. The City needs clear direction for the Pickle District as it transitions to a high density mixed use area.</p>
Solution	<p>Host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with.</p>

06. INNOVATIVE & ACCOUNTABLE

Sets out the actions and projects which assist the City support the community to realise its vision. To achieve this, we will be an organisation that manages resources well, communicates effectively, and takes our stewardship role seriously.

ACTION 6.1 SUPPORTING CREATIVE SPACES

Diagnosis	Urban affordability and gentrification are significant threats to the Pickle District's growth as a creative arts precinct.
Analysis	Creative businesses are one of the key attractions of the Pickle District and what makes it a distinctly different experience from other inner city areas.
	In a post pandemic environment, the Perth residential property market has seen historically low interest rates and residential vacancies. With increasing demand for residential and mixed use development in inner city locations, there is concern that an increasingly competitive market may price artists and creatives out of the Pickle District.
Solution	Urban affordability and the inability to retain inner city creative spaces is an issue that is not unique to the City. There is an opportunity to share learnings and collaborate with other inner city local governments to determine options to support the retention of artistic and creative spaces in inner city locations.
	Work with inner city local governments and State and Federal Governments to identify incentives and support mechanisms to retain and establish creative spaces, creative industries and live music in the Pickle District.



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ACTION 6.2 PUBLIC BUILDINGS

<p>Diagnosis</p>	<p>The Pickle District is known for the historic light industrial buildings. As new tenants move into the area and buildings are repurposed, there are planning, building and public health requirements to be met. These requirements are different for uses such as galleries or event spaces where people gather, so that accessibility, safety and amenity are considered.</p>
<p>Analysis</p>	<p>The Pickle District is becoming known for the high quality events. These events can occur in indoor spaces, but only if approved as a public building for people to gather.</p> <p>State and Commonwealth Government legislation and standards apply to event spaces, which set minimum standards for safety, amenity, ventilation, emergency access and egress.</p> <p>Many buildings in the Pickle District have potential to become successful event spaces. There is an opportunity to examine how the City is able to help businesses can meet their obligations; providing unique venues while also ensuring public safety, amenity and accessibility are achieved.</p>
<p>Solution</p>	<p>Proactively engage with Pickle District businesses to ensure they are informed of planning, building and public health requirements; assist to provide options to achieve approvals; and seek advice from State Government agencies on how to support businesses to achieve compliance.</p>

07. IMPLEMENTATION FRAMEWORK

PICKLE DISTRICT PLACE PLAN IMPLEMENTATION FRAMEWORK							
KEY ACTION / PROJECT	RESPONSIBLE TEAM	SUPPORT TEAM	TIMING				
			21/22	22/23	23/24	24/25	
PRIORITY AREA 1: ENHANCED ENVIRONMENT							
1.1	Engage with local business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.	CEO	S&D		✓	✓	✓
1.2	Install garden beds and planting along the Old Aberdeen Place verge.	I&E	S&D	✓	✓	✓	✓
PRIORITY AREA 2: ACCESSIBLE CITY							
2.1	Plan and implement the Safe Active Street upgrades on Golding Street and Strathcona Street.	I&E	S&D	✓	✓		
2.2	Implement the Cleaver Main Street streetscape upgrade and collaborate with The Pickle District to deliver initiatives on Cleaver Street.	I&E	S&D	✓			
2.3	Investigate options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists.	S&D	I&E		✓		
2.4	Investigate the feasibility of an underpass to connect Drummond Place to Leederville.	I&E	S&D			✓	✓
2.5	Develop a Wayfinding Strategy.	S&D	I&E	✓			
PRIORITY AREA 3: CONNECTED COMMUNITY							
3.1	Manage the Town Team Grant Program and support the Pickle District to become recognised as precinct that is synonymous with creative events.	S&D	I&E/C&B	✓			
3.2	Create a hub for NAIDOC activity in the Pickle District by delivering the program in partnership with Aboriginal stakeholders, The Pickle District, and business owners.	C&B	S&D	✓	✓	✓	✓
PRIORITY AREA 4: THRIVING PLACES							
4.1	Undertake a Streetscape Audit to determine opportunities for streetscape improvements.	S&D	I&E	✓			
4.2	Collaborate with The Pickle District to curate and deliver artwork in the Cleaver Main Street artlets.	S&D	I&E/C&B	✓	✓	✓	✓
4.3	Investigate opportunities for an entry statement into the Pickle District.	S&D	C&B	✓			
4.4	Investigate a location for a sculpture walk to better connect the Pickle District with the Leederville Town Centre.	S&D	I&E		✓	✓	
PRIORITY AREA 5: SENSITIVE DESIGN							
5.1	Host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with.	S&D	C&B	✓			
PRIORITY AREA 6: INNOVATIVE & ACCOUNTABLE							
6.1	Work with inner city local governments and State and Federal Governments to identify incentives and support mechanisms to retain and establish creative spaces, creative industries and live music in the Pickle District.	S&D	CEO	✓	✓		
6.2	Proactively engage with Pickle District businesses to ensure they are informed of planning, building and public health requirements; assist to provide options to achieve approvals; and seek advice from State Government agencies on how to support businesses to achieve compliance.	S&D	CEO	✓	✓	✓	✓

Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)



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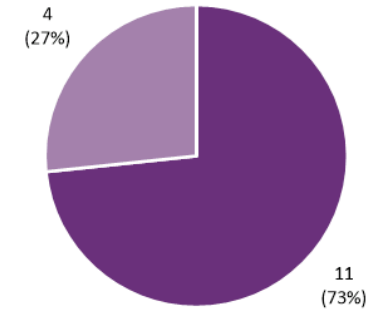


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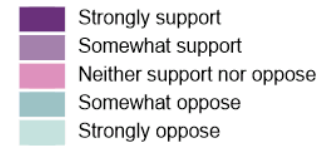
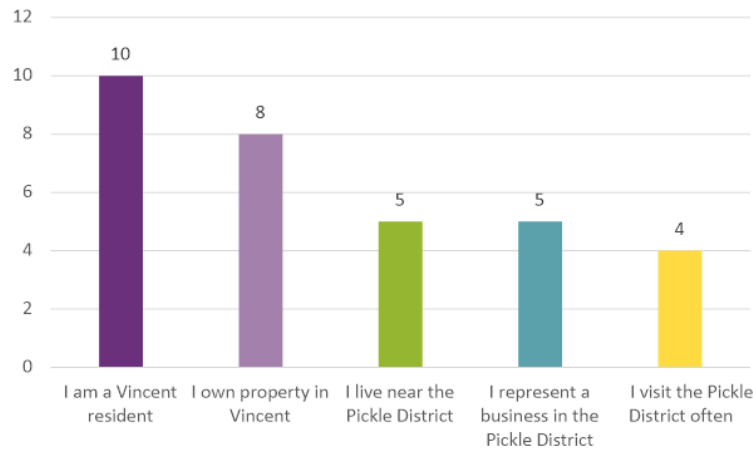
Pickle District Place Plan Summary of Submissions

SUBMISSIONS SUMMARY	
SUMMARY OF ONLINE SUBMISSIONS	
Strongly support	11 (73.3%)
Somewhat support	4 (26.7%)
Neither support nor oppose	0 (0%)
Somewhat oppose	0 (0%)
Strongly oppose	0 (0%)
Total online submissions	15 (100%)
SUMMARY OF WRITTEN SUBMISSIONS	
Total written submission	5
Total number of submissions	20

Question: Overall, do you support the Pickle District Place Plan?



The consultation resulted in 15 online submissions. Submitters identified themselves in the following categories.



01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 1.1 BUSINESS COMMUNITY SOLAR			
<p>2 (18%)</p> <p>2 (18%)</p> <p>7 (64%)</p> <ul style="list-style-type: none"> ■ Strongly support ■ Somewhat support ■ Neither support nor oppose ■ Somewhat oppose ■ Strongly oppose 	<p><i>Item 1. Submitter 1.</i></p> <p>Submitter notes that their landlord is opposed to installation of solar on leased premises.</p>	<p>Submitter comment noted. The action is intended to empower business owners to have discussions with building owners regarding the installation of solar panels on buildings.</p> <p>There is an opportunity to provide additional clarity around the intent of Action 1.1 by modifying the solution to refer to both business owners and building owners and the joint role they play in increasing the uptake of solar power in the Pickle District.</p>	<p>Recommended modification to Action 1.1 solution as follows:</p> <p>Engage with local building owners and business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.</p>
	<p><i>Item 2. Submitter 2.</i></p> <p>Submitter supports this action, noting how many north facing roof spaces are located in the Pickle District. Submitter suggests that there is an opportunity for solar to become mandatory, and that the City should consider a uniform look.</p>	<p>Submitter support and suggestions noted. At the current time local government does not have the power to make solar installations on existing building stock mandatory, but support for the idea is noted.</p>	<p>No modification required.</p>
	<p><i>Item 3. Submitter 8.</i></p> <p>Submitter does not see an opportunity to implement this action as they are a tenant.</p>	<p>Submitter comment noted. The action is intended to empower business owners to have discussions with building owners regarding the installation of solar panels on buildings.</p> <p>There is an opportunity to provide additional clarity around the intent of Action 1.1 by modifying the solution to refer to both business owners and building owners and the joint role they play in increasing the uptake of solar power in the Pickle District.</p>	<p>Recommended modification to Action 1.1 solution as follows:</p> <p>Engage with local building owners and business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.</p>

01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 1.1 BUSINESS COMMUNITY SOLAR			
	<p><i>Item 4. Submitter 15.</i></p> <p>Submitter has offered to trial solar power but expresses concern about asbestos in the rooves that will need to be removed. Agrees solar panels suitable for some saw tooth rooves and businesses.</p>	<p>Submitter support and suggestions noted. The need to remove or make safe asbestos and other legacy materials is an important consideration in solar retrofits on existing buildings. The impacts of such works may reduce the feasibility of some solar installations. Alternatives such as renewable energy power purchase agreements from off-site generators may be the better option in such situations. The City will continue to share relevant information with businesses to help inform such decisions.</p>	<p>No modification required.</p>
	<p><i>Item 5. Submitter 20.</i></p> <p>Submitter requests confirmation that provision of solar energy solutions will not be mandatory requirement for developers and only encouraged.</p>	<p>This action is intended to assist in enabling those who would like to convert their existing power source to solar power. There is no intention for this to be a mandatory requirement as part of the Place Plan.</p>	<p>No modification required.</p>

01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 1.2 – OLD ABERDEEN PLACE VERGE PLANTING			
<p>1 (9%) 1 (9%) 9 (82%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 6. Submitters 1 and 2.</i> Submitter supports this action but suggests the use of native plantings and irrigation be limited.</p>	<p>Submitter suggestions noted. This comment will be considered as part of the implementation of the action.</p>	<p>No modification required.</p>
	<p><i>Item 7. Submitter 5.</i> Submitter supports this action noting the area often collects litter.</p>	<p>Submitter support for action is noted.</p>	<p>No modification required.</p>
	<p><i>Item 8. Submitter 13.</i> Submitter suggests 90-degree parking bays be located between the existing trees on the Old Aberdeen Place Verge.</p>	<p>The City has the goal of protecting, enhancing and effectively managing our natural and built environment. The City's Greening Plan, an informing document to the Pickle District Place Plan focuses on opportunities on both public and private land to increase overall tree canopy cover, create more liveable neighbourhoods and foster biodiversity. The intent of this action is to assist in delivering this goal, providing plantings to as much public land as is feasible.</p> <p>The City's Accessible City Strategy (ACS), another informing document to the Pickle District Place Plan has the Vision of: 'The City of Vincent puts people first. Getting around is safe, easy, environmentally friendly and enjoyable'. This is supported by a user hierarchy, based on a people first philosophy, which prioritises vulnerable people and supports active and sustainable modes of transport before traditional considerations of private vehicle movement.</p> <p>As the place plan is informed by the above-mentioned documents, the provision of additional public parking is not supported.</p>	<p>No modification required.</p>

01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 1.2 – OLD ABERDEEN PLACE VERGE PLANTING			
	<p><i>Item 9. Submitter 15.</i></p> <p>Submitter suggests the verge should become an eco-park or art-park with seating, used for events and designed for the town team, by the town team in collaboration with the City.</p> <p>Submitter further suggests the fig trees be lit up and notes the space’s function as a billboard to the high vehicular traffic going past.</p>	<p>Submitter suggestions noted. This comment will be considered as part of the implementation of the action.</p> <p>Further detail of the various opportunities for the space are to be included as part of the analysis of the action.</p>	<p>Recommended addition to Action 1.2 analysis as follows:</p> <p><u>Investigation into additional enhancements will also be undertaken to transform this area into a community space and take advantage of the area’s potential function as a billboard to the freeway.</u></p>
	<p><i>Item 10. Submitter 18.</i></p> <p>Submitter (WAPC) notes the location of this site as it borders Graham Farmer Fwy which is reserved Primary Regional Road under the MRS. In this regard, provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC’s <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.</p>	<p>Submitter suggestions noted. This will inform the implementation of the action.</p>	<p>No modification required.</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.1 – Safe Active Street Upgrades			
<p>1 (10%)</p> <p>4 (40%)</p> <p>5 (50%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 1. Submitter 8.</i></p> <p>Submitter suggests any 'quick fixes' commence immediately.</p>	<p>Submitter suggestion noted. This action is due to be implemented over the 21/22 and 22/23 period.</p>	<p>No modification required.</p>
	<p><i>Item 2. Submitter 15.</i></p> <p>Submitter is unsure of the proposed speed bumps which form part of this action.</p>	<p>Submitter suggestion noted. This comment will be considered as part of the implementation of the action. The intent of the safe active street is to allow for a safer shared street space with lower speeds for pedestrians and cyclists of all abilities as well as for people driving. The design of each safe active street is intended to vary dependent on the environment and can include a range of traffic calming measures.</p>	<p>No modification required.</p>
	<p><i>Item 3. Submitter 20</i></p> <p>Submitter suggests potential impact from creation of any 'rat-runs' through private land and road network is investigated and confirmed as acceptable prior to implementation.</p>	<p>Submitter suggestion noted. All relevant and applicable studies of the existing situation will inform the implementation of this action ensuring that it is effective and creates a safer shared road environment for the area.</p>	<p>No modification required.</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.2 – Cleaver Main Street			
<p>1 (10%)</p> <p>3 (30%)</p> <p>6 (60%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 4. Submitter 8.</i></p> <p>Submitter suggests any 'quick fixes' commence immediately</p>	<p>Submitter suggestion noted. This action is due to be implemented over the 21/22 period.</p>	<p>No modification required.</p>
	<p><i>Item 5. Submitter 13.</i></p> <p>Submitter believes current upgrades to Cleaver and Strathcona St have minimal design creativity and poor standard of workmanship. Suggests more landscaping introduced to new and existing Cleaver St islands. Believes current vehicle and pedestrian traffic entering Cleaver and Strathcona St from ROWs is unsafe.</p>	<p>Submitter comment noted. The current upgrades of Cleaver Street have not been completed. The works completed to date include the road resurfacing, planting, and the creation of artlet bases. Upgrades are scheduled to continue over the next year. As well as this (as per Action 4.2), the City will work with the Pickle District Town Team to curate and deliver artwork on the Cleaver Main Street.</p> <p>The City is aware of the potential for safety issues to arise from vehicles exiting the freeway onto Cleaver Street. The City will monitor the safety of this street, and the impact that the upgrades have to vehicle speeds and safety.</p>	<p>No modification required.</p>
	<p><i>Item 6. Submitter 15.</i></p> <p>Submitter supports the Cleaver St upgrade but requests collaboration with the Pickle District Town Team extends beyond the beginning of the project and is maintained throughout the process.</p>	<p>Submitter suggestion noted.</p> <p>Further information is to be added to the analysis outlining the City's intent to continue to collaborate with the Pickle District Town Team on the delivery of this action.</p>	<p>Recommended addition to Action 2.2 as follows:</p> <p>Analysis: The City will continue to collaborate with The Pickle District Town Team in the development and delivery of any future initiatives for the Cleaver Main Street.</p> <p>Solution: Continue to implement the Cleaver Main Street streetscape upgrade...</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.3 – Drummond Place Loftus Street Connection			
	<p><i>Item 7. Submitter 8.</i> Submitter suggests any 'quick fixes' commence immediately</p>	<p>Submitter suggestion is noted. This action is scheduled for the 22/23 period. Where possible, administration will look to begin investigations into the option for creating a stronger pedestrian and cycle connection between the two streets prior to this.</p>	<p>No modification required.</p>
	<p><i>Item 8. Submitter 13.</i> Submitter suggests improving pedestrian connectivity to Drummond Place.</p>	<p>Submitter support for action is noted. The diagnosis of the action acknowledges the limited pedestrian and cyclist connection between Drummond Place and Loftus Street. The intent of the action is to investigate options to create a stronger connection between these two streets for pedestrians and cyclists.</p>	<p>No modification required.</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.3 – Drummond Place Loftus Street Connection			
<p>2 (18%)</p> <p>2 (18%)</p> <p>7 (64%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 9. Submitter 15.</i></p> <p>Submitter does not support increasing accessibility to the Pickle District as it is unique and a destination rather than a thoroughfare.</p>	<p>Submitter non-support noted. The intent of the action is to make the Pickle District more accessible to those in surrounding areas via active forms of transport, reducing reliance on vehicles as the primary mode of access. An increase in the number of active transport users will allow an increased number of people to become familiar with what is on offer in the area and encourage people to frequent it as a destination more regularly.</p> <p>This action also looks to support the Pickle District Action Plan which emphasises creating a pedestrian connection between Drummond Place and Loftus Street and creating a stronger cycle connection between The City and Leederville through Drummond Place (Proposition Three).</p>	No modification required.
	<p><i>Item 10. Submitter 20.</i></p> <p>Submitter requests confirmation that this action is to be funded by the City and that the cost will not be borne by surrounding landowners.</p>	<p>Submitter request noted. The investigation of options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists will be funded by the City.</p>	No modification required.
	<p><i>Item 11. Submitter 18.</i></p> <p>Submitter notes that this site encroaches into Loftus St road reserve which is reserved as Primary Regional Road under the MRS. Provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC’s <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.</p>	<p>Submitter suggestion noted. <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC’s <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> will inform the implementation of this action.</p>	No modification required.

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.4 – Drummond Place Underpass			
<p>1 (9%) 1 (9%) 9 (82%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 12. Submitter 1.</i></p> <p>Submitter suggests underpass clearly link up to foot and cycle paths along freeway, west of Loftus St.</p>	<p>Submitter suggestion noted.</p> <p>The connection to existing pedestrian and cycle infrastructure will be important in the success of this action. There is an opportunity to add detail of this to the analysis of the action.</p>	<p>Recommended addition to Action 2.4 analysis as follows:</p> <p><u>Investigation will take into consideration the existing and future pedestrian and cycle connections to and through the Pickle District, and the potential for these to be further enhanced by the underpass.</u></p>
	<p><i>Item 13. Submitter 3.</i></p> <p>Submitter supports underpass and suggests fencing in park to keep safer for dogs.</p>	<p>Submitter support and suggestion noted.</p> <p>This action will investigate opportunities to improve connection into the Pickle District. This will include the identification of improvements that can be made to land adjacent to the proposed connection.</p>	<p>No modification required.</p>
	<p><i>Item 14. Submitter 8.</i></p> <p>Submitter suggests any 'quick fixes' commence immediately.</p>	<p>Submitter suggestion noted. This action is scheduled for the 23/24 and 24/25 period. This action is not considered to be a 'quick fix' and will require thorough investigation. As such the implementation of this action will not be brought forward.</p>	<p>No modification required.</p>
	<p><i>Item 15. Submitter 13.</i></p> <p>Submitter requests proposed underpass is wide and has good sightlines from one end to the other.</p>	<p>Submitter suggestion noted. The underpass if determined feasible will have due regard to Crime Prevention Through Environmental Design (CPTED) principles to ensure a safe and usable active transport environment is created.</p>	<p>No modification required.</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.4 – Drummond Place Underpass			
	<p><i>Item 16. Submitter 15.</i></p> <p>Submitter does not support increasing accessibility to the Pickle District as it unique and a destination rather than a thoroughfare.</p>	<p>Submitter non-support noted. The intent of the action is to make the Pickle District more accessible to those in surrounding areas via active forms of transport, reducing reliance on vehicles as the primary mode of access. An increase in the number of active transport users will allow an increased number of people to become familiar with what is on offer in the area and encourage people to frequent it as a destination more regularly.</p> <p>This action also looks to support the Pickle District Action Plan which emphasises creating a pedestrian connection between Drummond Place and Loftus Street and creating a stronger cycle connection between The City and Leederville through Drummond Place (Cycle Path Action – Year Two Actions).</p>	No modification required.
	<p><i>Item 17. Submitter 18.</i></p> <p>Submitter notes that this site encroaches into Loftus St Road reserve which is reserved Primary Regional Road under the MRS. Provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC’s <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.</p>	<p>Submitter suggestion noted. <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC’s <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> will inform the implementation of this action.</p>	No modification required.

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.4 – Drummond Place Underpass			
	<p><i>Item 18. Submitter 20.</i></p> <p>Submitter requests confirmation that costs associated with underpass will not be borne by landowners and suggests review of safety of underpass given low visibility typical of pedestrian underpasses.</p>	<p>Submitter suggestion noted. The underpass if determined feasible will have due regard to Crime Prevention Through Environmental Design (CPTED) principles to ensure a safe and usable active transport environment is created.</p> <p>The investigation of the feasibility of an underpass to connect Drummond Place will be funded by the City.</p>	<p>No modification required.</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.5 – Wayfinding Strategy			
<p>1 (9%) 1 (9%) 9 (82%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 		Recommend modification to Action 2.5 analysis and solution to clarify that the project will deliver a Wayfinding Plan rather than a Strategy.	Recommended modification as follows: ACTION 2.5 – WAYFINDING STRATEGY PLAN Analysis: ...A Wayfinding Strategy Plan should be prepared to... Solution: Develop a Wayfinding Strategy Plan .
	<p><i>Item 19. Submitter 2</i></p> <p>Submitter suggests investigation into whether symbols such as vinegar bottles and pickle jars might form part of the Wayfinding Strategy.</p>	<p>Submitter suggestion noted. The wayfinding plan is intended to recognise the areas unique character and sense of place.</p> <p>There is an opportunity to add additional information to the analysis of this action to ensure that there is reference to the unique character and sense of place to further emphasise this point.</p>	<p>Recommended addition to Action 2.5 analysis as follows:</p> <p><u>Embrace and enhance the unique character and sense of place in the Pickle District.</u></p>
	<p><i>Item 20. Submitter 15.</i></p> <p>Submitter suggest Wayfinding Strategy be quirky and led by town team/Voxlab. Submitter warns that a certain amount of involvement from the town team requires paid roles.</p>	<p>Submitter suggestion noted. The wayfinding plan is intended to recognise the unique character and sense of place.</p> <p>The project looks to engage with locals including town team members in the area to gain a holistic view of the character and sense of the place. Following finalisation of the plan and dependent on the findings, there may be an opportunity for the City to collaborate with local artists to deliver certain physical elements.</p> <p>There is an opportunity to add additional information to the analysis of this action to ensure that there is reference to the unique character and sense of place to further emphasise this point.</p>	<p>Recommended addition to Action 2.5 analysis as follows:</p> <p><u>Embrace and enhance the unique character and sense of place in the Pickle District.</u></p>

03. CONNECTED COMMUNITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 3.1 TOWN TEAM GRANT PROGRAM			
<p>1 (9%) 2 (18%) 8 (73%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 1. Submitter 9.</i> Submitter suggests this action focus on daytime activation as well as creative events.</p>	<p>Submitter suggestion noted. The Town Teams can access funding to facilitate both day and night-time events. Administration will pass this feedback onto the Pickle District Town Team.</p>	<p>No modification required.</p>
	<p><i>Item 2. Submitter 14.</i> Submitter expresses support for cultural events that are safe and inclusive, but strong opposition to anything resulting in loud noise, and references Northbridge.</p>	<p>Submitter support noted. Any commercial premises/venues situated within the Pickle District are required to comply with assigned noise levels at the nearest receivers. Sometimes they may have a once off event and approval granted by the City to exceed assigned levels. Where excessive noise creates an issue, there is the opportunity to contact the City and an investigation into exceeded noise levels may be undertaken.</p>	<p>No modification required.</p>
	<p><i>Item 3. Submitter 15.</i> Submitter notes administration costs of running the Town Team are increasing and suggests that the City looks at making available alternative funding mechanisms.</p>	<p>Submitter suggestion noted. The intent of the town team grant is to support the local town teams to deliver initiatives which improve the performance of Vincent's town centres and contribute to the town teams becoming more sustainable non-for-profit entities. Whilst the grant cannot be used for the 'day to day' running of the town team, funding can be provided for the administrative costs associated with any successful grant applications. The City can look to review the funding parameters as part of the annual review of this place plan.</p>	<p>No modification required.</p>

03. CONNECTED COMMUNITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 3.2 NAIDOC WEEK			
<p>3 (27%)</p> <p>8 (73%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 4. Submitter 8</i></p> <p>Submitter suggests businesses require a budget or incentive to host NAIDOC events, planning well in advance and perhaps a workshop.</p>	<p>Submitter suggestion noted. The City will commence planning well in advance through a workshop and other mechanisms. We will ensure that clear communication with businesses is maintained and clear regarding expenses prior to any agreements between the City and businesses being made.</p>	<p>No modification required.</p>
	<p><i>Item 5. Submitter 12.</i></p> <p>Submitter introduces themselves as the Indigenous Desert Alliance (IDA) and expresses strong support for, and keenness to participate in this action. Potential to bring desert focus to hub, recognising variety of Aboriginal groups in WA. Submitter explains desert people visit Perth frequently, including for arts-related activities and offer to facilitate their involvement, ensuring inclusivity.</p>	<p>Submitter support noted. Administration will look to engage with IDA on the implementation of this action.</p>	<p>No modification required.</p>
	<p><i>Item 6. Submitter 14.</i></p> <p>Submitter expresses support for cultural events that are safe and inclusive, but strong opposition to anything resulting in loud noise, and references Northbridge.</p>	<p>Submitter support noted.</p> <p>Any commercial premises/venues situated within the Pickle District are required to comply with assigned noise levels at the nearest receivers. Sometimes they may have a once off event and approval granted by the City to exceed assigned levels. Where excessive noise creates an issue, there is the opportunity to contact the City and an investigation into exceeded noise levels may be undertaken.</p>	<p>No modification required.</p>

03. CONNECTED COMMUNITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 3.2 NAIDOC WEEK			
	<p><i>Item 7. Submitter 15.</i></p> <p>Submitter suggests businesses require a budget or incentive to host NAIDOC events, planning well in advance and perhaps a workshop.</p>	<p>Submitter suggestion noted. Planning will commence well in advance to NAIDOC week with a workshop. The City will maintain clear communication with businesses to ensure each party is aware of who is responsible for what prior to agreeing to host any activities.</p>	<p>No modification required.</p>
	<p><i>Item 8. Submitter 20.</i></p> <p>Submitter requests confirmation that landowners not required to make private premises available for NAIDOC events.</p>	<p>The City can confirm that landowners are not required to make private premises available for NAIDOC events.</p>	<p>No modification required.</p>

04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.1 – STREETSCAPE AUDIT			
<p>1 (9%)</p> <p>2 (18%)</p> <p>8 (73%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 1. Submitter 3.</i></p> <p>Submitter suggests improving street trees in West Perth and street lighting, noting it is unsafe walking home from Leederville at night.</p>	<p>Submitter suggestion noted. These elements will be considered as part of the streetscape audit.</p> <p>The element of lighting will be added to the diagnosis and analysis of this action. The audit of plantings has been included already.</p>	<p>Recommended modification to Action 4.1 as follows:</p> <p>Diagnosis: The development of the area as a former light industrial manufacturing area has resulted in the Pickle District lacking in streetscape amenities including seating, public bins, bicycle parking, <u>adequate lighting</u>, and plantings.</p> <p>Analysis: ... This could include additional planting, beautification, urban design improvements, <u>lighting upgrades</u>, street art, and street furniture rationalisation and upgrades.</p>
	<p><i>Item 2. Submitter 6.</i></p> <p>Submitter proposes more Pickle District venues open to create a thriving place, and notes galleries and event spaces host mostly private events.</p>	<p>Submitter suggestion noted. Whilst the City cannot dictate the opening hours of private businesses, we can encourage them to be expanded. A number of the galleries host exhibitions which are readily available to the public, the City is able to work with these Galleries to ensure that this is well promoted.</p>	<p>No modification required.</p>

04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.2 – ART FOR ARTLETS			
<p>2 (18%)</p> <p>6 (55%)</p> <p>3 (27%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 3. Submitter 6.</i></p> <p>Submitter proposes more Pickle District venues open to create a thriving place, and notes galleries and event spaces host mostly private events.</p>	<p>Submitter suggestion noted. Whilst the City cannot dictate the opening hours of private businesses, we can encourage them to be expanded. A number of the galleries host exhibitions which are readily available to the public, the City is able to work with these Galleries to ensure that this is well promoted.</p>	<p>No modification required.</p>
	<p><i>Item 4. Submitter 13.</i></p> <p>Submitter requests public art is appropriate, as DownLounge in front of Duende is ill-considered, road entry to Carr Place overengineered and tree seat too large – should have been open plaza and active entry statement.</p>	<p>Submitter suggestion noted. Consultation will be undertaken on the types and themes of any public artwork proposed in the Pickle District to ensure it is appropriate.</p>	<p>No modification required.</p>
	<p><i>Item 5. Submitter 15.</i></p> <p>Submitter suggests budget is allocated to each artlet and that local Voxlab deliver them. Potential to apply for grants but notes it requires a lot of time and work.</p>	<p>Submitter suggestion noted. The intent of the action is that the City will work with the galleries, studios, and creative spaces located in the Pickle District to curate unique and interesting art pieces for the artlets.</p>	<p>No modification required</p>

04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.3 – PICKLE DISTRICT ENTRY STATEMENT			
<p>1 (9%)</p> <p>3 (27%)</p> <p>7 (64%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 6. Submitter 2</i></p> <p>Submitter suggests two entry statements echoing each other, at each end of Cleaver St (freeway and Newcastle St).</p>	<p>Submitter suggestion noted. The location for the entry statement has not yet been chosen. All suitable locations including either end of Cleaver Street will be considered. There is also an opportunity to consider a second entry statement piece in the future.</p>	<p>No modification required.</p>
	<p><i>Item 7. Submitter 6.</i></p> <p>Submitter proposes more Pickle District venues open to create a thriving place, and notes galleries and event spaces host mostly private events.</p>	<p>Submitter suggestion noted. Whilst the City cannot dictate the opening hours of private businesses, we can encourage them to be expanded. A number of the galleries host exhibitions which are readily available to the public, the City is able to work with these Galleries to ensure that this is well promoted.</p>	<p>No modification required.</p>
	<p><i>Item 8. Submitter 13.</i></p> <p>Submitter requests public art is appropriate, as DownLounge in front of Duende is ill-considered, road entry to Carr Place overengineered and tree seat too large – should have been open plaza and active entry statement.</p>	<p>Submitter suggestion noted. Consultation will be undertaken on the types and themes of any public artwork proposed in the Pickle District to ensure it is appropriate.</p>	<p>No modification required.</p>
	<p><i>Item 9. Submitter 15.</i></p> <p>Submitter believes entry statement best placed by the on ramp, potential to utilise Voxlab's street poles.</p>	<p>Submitter suggestion noted. The location for the entry statement has not yet been chosen. All suitable locations will be considered.</p>	<p>No modification required.</p>

04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.3 – PICKLE DISTRICT ENTRY STATEMENT			
	<p><i>Item 10. Submitter 18.</i></p> <p>Submitter (WAPC) notes the sites encroach reserved Primary Regional Road under the MRS. In this regard, provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC’s <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.</p>	<p>Submitter suggestion noted. This will inform the implementation of the action.</p>	<p>No modification required.</p>
	<p><i>Item 11. Submitter 20.</i></p> <p>Submitter requests more information about form and location of entry statements to ensure they do not obstruct or impact future redevelopment or proposal.</p>	<p>Submitter request noted. The owners of the effected properties will be consulted with regarding the location and form of any proposed entry statement to ensure that there is no obstruction or negative impact on future redevelopment opportunities.</p>	<p>No modification required.</p>

04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.4 – SCULPTURE WALK			
<p>4 (36%)</p> <p>6 (55%)</p> <p>1 (9%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 12. Submitter 1</i></p> <p>Submitter notes sculpture walk is an effective way to link areas and maintain engagement along the way.</p>	Submitter support noted.	No modification required.
	<p><i>Item 13. Submitter 6.</i></p> <p>Submitter proposes more Pickle District venues open to create a thriving place, and notes galleries and event spaces host mostly private events.</p>	Submitter suggestion noted. Whilst the City cannot dictate the opening hours of private businesses, we can encourage them to be expanded. A number of the galleries host exhibitions which are readily available to the public, the City is able to work with these Galleries to ensure that this is well promoted.	No modification required.
	<p><i>Item 14. Submitter 13.</i></p> <p>Submitter requests public art is appropriate, as DownLounge in front of Duende is ill-considered, road entry to Carr Place overengineered and tree seat too large – should have been open plaza and active entry statement.</p>	Submitter suggestion noted. Consultation will be undertaken on the types and themes of any public artwork proposed in the Pickle District to ensure it is appropriate.	No modification required.
	<p><i>Item 15. Submitter 15.</i></p> <p>Submitter suggests the sculpture walk connects the local businesses within the Pickle District rather than connecting the Pickle District to Leederville Town Centre.</p>	<p>Submitter suggestion noted. Whilst connection between the Pickle District and Leederville Town Centre is the main objective of the sculpture walk, administration will investigate the opportunity to expand this to connect businesses within the Pickle District.</p> <p>Analysis is to be modified to reflect the opportunity to connect the sculpture walk to businesses in the Pickle District as well as the Leederville Town Centre.</p>	<p>Recommended modification to Action 4.4 as follows:</p> <p>Analysis: There is an opportunity to establish and curate a sculpture walk within the Pickle District, which connects <u>the area's businesses and</u> Leederville Town Centre.</p> <p>Solution: Investigate a location for a sculpture walk to better connect the Pickle District's <u>s businesses</u> with the Leederville Town Centre.</p>

04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.4 – SCULPTURE WALK			
	<p><i>Item 16. Submitter 18</i></p> <p>Submitter (WAPC) notes the sites encroach reserved Primary Regional Road under the MRS. In this regard, provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC's <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.</p>	<p>Submitter suggestion noted. This will inform the implementation of the action.</p>	<p>No modification required.</p>

05. SENSITIVE DESIGN			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 5.1 – PLANNING FRAMEWORK			
<p>2 (18%)</p> <p>2 (18%)</p> <p>7 (64%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 1. Submitter 8.</i></p> <p>Submitter suggests formatting workshop to ensure that no ideas are lost in translation. The workshop should allow businesses to invest in ideas by authorship, branding, and customising responses toward authentic outcomes.</p>	<p>Submitter suggestion noted. The intent of this action is to develop a vision and objectives for the area that considers the ideas of the owners and occupiers of the Pickle Districts. The City will ensure that the opinions and information gathered is properly understood and reflected as intended.</p>	<p>No modification required.</p>
	<p><i>Item 2. Submitter 13.</i></p> <p>Submitter requests the City prepare a masterplan, inclusive of height restrictions for future developments in the Pickle District immediately.</p>	<p>Submitter request noted. The City acknowledges that the Pickle District is a potential strategic growth area and is a sensitive area that will require careful planning.</p> <p>A review of the Town Centre frameworks has recently been completed. This has suggested finalising City-wide strategies and approaches prior to specific precinct plans. The City is currently commencing its Local Planning Scheme review which may result in review of controls in the area and/or a recommendation for the most appropriate planning instrument (precinct plan in accordance with the State Government Precinct Design Guide; or Local Planning Policy).</p> <p>The intent of this action is to complement the existing work that has been done and work with the key stakeholders of the area to ensure that the decisions being made are well informed and meet the needs of all those involved.</p>	<p>No modification required.</p>

05. SENSITIVE DESIGN			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 5.1 – PLANNING FRAMEWORK			
	<p><i>Item 3. Submitter 13.</i></p> <p>Submitter requests that the City commission space planning architects and an independent town planner to facilitate workshop and prepare large scale notional drawings beforehand showing well considered options.</p>	<p>Submitter request noted. The intent of this action is to initiate the preliminary stages of planning framework and gauge an understanding of the desires of key stakeholders and the desired vision for the area. This will inform the next stage of planning and inform the process to be taken. The option of commissioning space planning architects and an independent town planner will be considered as part of this.</p>	<p>No modification required.</p>
	<p><i>Item 4. Submitter 15.</i></p> <p>Submitter suggests that property owners be involved, noting that the future of the area is a very sensitive and difficult topic, expressing concern about the land ownership of the area.</p>	<p>Submitter suggestion noted. The intent of this action is to involve all key stakeholders in the area. As such all landowners will be invited to participate.</p>	<p>No modification required.</p>
	<p><i>Item 5. Submitter 20.</i></p> <p>Submitter requests clarity on Pickle District branding and note the Pickle Townhouses are not heritage listed and will ultimately be demolished upon redevelopment and seeks confirmation from the City that the visioning workshop will not prevent consideration of comprehensive development proposals in the interim.</p>	<p>Submitter request noted. The intent of the workshop is to explore all options for planning frameworks that would be most appropriate to the area. Further clarification regarding the potential heritage protection of buildings within the area can be investigated as part of, and following the workshop. Any planning framework developed for the area will involve a high level of community engagement and consultation with key stakeholders to ensure that the outcome being sought is the most appropriate and beneficial for the area.</p>	<p>No modification required.</p>

06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.1 – SUPPORTING CREATIVE SPACES			
<p>1 (9%)</p> <p>2 (18%)</p> <p>8 (73%)</p> <ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 		<p>Recommend modification to Action 6.1 analysis and solution now that external program 'Making Space for Culture' has become available.</p>	<p>Recommended modification as follows:</p> <p>Analysis:</p> <p>... In a post-pandemic environment, the Perth residential property market has seen historically low interest rates and residential vacancies. With increasing demand for residential and mixed use development in inner city locations, there is concern that an increasingly competitive market may price artists and creatives out of the Pickle District.</p> <p>Urban affordability and the inability to retain inner city creative spaces is an issue that is not unique to Vincent. There is an opportunity to share learnings and collaborate with other inner city local governments to. <u>To share learnings through collaboration and</u> determine options to support the retention of artistic and creative spaces in inner city locations, <u>the City is working with the City of Perth, City of South Perth and Town of Victoria Park to undertake a creative maker space and artist live/work needs assessment study. The study is a joint venture between all four inner city local governments and is called 'Making Space for Culture'.</u></p> <p>Solution:</p> <p><u>Deliver the Making Space for Culture project, whilst working</u> with inner city local governments and State and Federal Governments, to identify incentives and support mechanisms to retain and establish creative spaces, creative industries, and live music in the Pickle District.</p>

06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.1 – SUPPORTING CREATIVE SPACES			
	<p><i>Item 1. Submitter 6.</i></p> <p>Submitter is a creative business owner who would love to move into the Pickle District. Submitter suggests the City subsidise rent, provide vacant/unused tenancies for free, and work with landlords to negotiate lower rents as the current cost is prohibitive.</p>	<p>Submitter suggestion noted. The action has been modified based on external programs which have become available, and the submitter’s opinion has been included in the external program which will identify incentives and support mechanisms to retain and establish creative industries in the Pickle District.</p>	<p>No modification required.</p>
	<p><i>Item 2. Submitter 8.</i></p> <p>Submitter suggests being cautious of compliance and inviting in red tape as it often kills art and art precincts.</p>	<p>Submitter suggestion noted. Administration is working towards a balanced approach to compliance and red tape, as doing nothing will put current businesses at a high risk of being pushed out of the Pickle District in the future due to redevelopment in the area. This is reflected in Action 6.2 – Public Buildings.</p>	<p>No modification required.</p>
	<p><i>Item 3. Submitter 14.</i></p> <p>Submitter rejects proposal of live music venues due to high noise. Submitter has provided support for other kinds of cultural activities.</p>	<p>Submitter comment noted. Any commercial premises/venues situated within the Pickle District are required to comply with assigned noise levels at the nearest receivers. Occasionally they may have a once off event and approval granted by the City to exceed assigned levels. Where excessive noise creates an issue, there is the opportunity to contact the City and an investigation into exceeded noise levels may be undertaken.</p>	<p>No modification required.</p>

06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.1 – SUPPORTING CREATIVE SPACES			
	<p><i>Item 4. Submitter 20.</i></p> <p>Submitter suggests that the place plan confirms creative spaces are not mandatory, particularly about listing buildings on heritage registers.</p>	<p>Submitter suggestion noted. The action has been modified based on external programs which have become available, and the submitter’s opinion has been included in the external program which will identify incentives and support mechanisms to retain and establish creative industries in the Pickle District.</p>	<p>No modification required.</p>

06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.2 – PUBLIC BUILDINGS			
<p>A pie chart with two segments. The larger segment is dark teal and labeled '9 (82%)'. The smaller segment is light teal and labeled '2 (18%)'.</p>	<p><i>Item 5. Submitter 1.</i></p> <p>Submitter notes it is not financially viable to meet public building requirements. The uncertainty of leases also limits the incentive for businesses to invest in buildings. Submitter suggests that the City construct a public facility that businesses can utilise.</p>	<p>Submitter comment noted. Administration is aware of this difficult situation faced by existing businesses where there is uncertainty around the longevity of leases, and it is expensive to meet building compliance. Administration will consider the suggestion that the City construct a public facility when seeking options to achieve approvals and advice from State Government agencies on how to support businesses to achieve compliance. This is reflected in the analysis of the action where there is an opportunity to examine how the City is able to help businesses meet their obligations.</p>	<p>No modification required.</p>

06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.2 – PUBLIC BUILDINGS			
<ul style="list-style-type: none"> Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose 	<p><i>Item 6. Submitter 8.</i></p> <p>Submitter suggests being cautious of compliance and inviting in red tape as it often kills art and art precincts.</p>	<p>Submitter suggestion noted. Administration is working towards a balanced approach to compliance and red tape, as doing nothing puts current businesses at a very high risk of being pushed out of the Pickle District due to redevelopment in the area.</p>	<p>No modification required.</p>
	<p><i>Item 7. Submitter 15.</i></p> <p>Submitter agrees that businesses need support and believes those that have met the public buildings requirement in the past have had a terrible experience. The main issue in achieving this action is that there is no guarantee of longevity with landowners.</p>	<p>Submitter comment noted. The City will provide support and assistance to businesses in achieving approvals and compliance to ensure a better experience than in the past. The City is aware of the difficulty caused by uncertainty of lease longevity and will take this into consideration when seeking options to achieve approvals and advice from State Government agencies on how to support businesses to achieve compliance.</p>	<p>No modification required.</p>

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 1. Submitter 2 & 15.</i></p> <p>Submitter suggests a microbrewery as being an appropriate business within the Pickle District. A business of this nature would provide a space for people to congregate. There is an opportunity to discuss this proposal with existing companies such as Golden West, with the potential for these businesses to relocate.</p>	<p>Submitter suggestion noted. The Pickle District is currently zoned industrial under the MRS and commercial under the City of Vincent Local Planning Scheme No.2 (LPS2).</p> <p>A microbrewery is considered to be an 'A' use meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval following advertisement in accordance with clause 64 of the deemed provisions.</p> <p>As per Action 6.2 – Public Buildings, the City will work with businesses to ensure they are informed of planning, building and public health requirements and assist to provide options to achieve approvals.</p>	No modification required.
	<p><i>Item 2. Submitter 3.</i></p> <p>Submitter proposes Simpson St Reserve be connected to Leederville via an underpass. Benches should also be added to the reserve to encourage passive recreation.</p>	<p>Submitter suggestion noted. This will be investigated as part of action 2.4 – Drummond Place Underpass.</p> <p>As part of action 4.1 – Streetscape Audit, the location of new street furniture will be determined. Simpson St Reserve will be part of this audit, and if deemed an appropriate location, additional benches will be provided.</p>	No modification required.
	<p><i>Item 3. Submitter 3.</i></p> <p>Submitter suggests focus on providing efficient and safe connection to Leederville instead of focus on art.</p>	<p>Submitter suggestion noted. The Pickle District Place Plan has six sections which are aligned with the City's Strategic Community Plan. One of these sections is Accessible City. Within this section, actions 2.3 – Drummond Place Loftus Street Connection, 2.4 Drummond Place Underpass, and 2.5 Wayfinding Plan focus on establishing a stronger connection between the Pickle District and Leederville.</p>	No modification required.
	<p><i>Item 4. Submitter 3.</i></p> <p>Submitter suggests allowing high density apartments in the Pickle District as more people in the area will increase safety and vibrancy.</p>	<p>Submitter suggestion noted. Action 5.1 – Planning Framework, looks to initiate the preliminary stages of visioning for a planning framework to be established for the area. This visioning will provide an understanding of the objectives of key stakeholders and establish the base for the future of the area.</p>	No modification required.

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 5. Submitter 4.</i></p> <p>Submitter supports any enhancement and improvement to the area, but wonders if it will bring life, good vibes and business to the area. Submitter does not see any longer term plan for the area.</p>	<p>Submitter support noted.</p> <p>The Pickle District Place Plan has been developed as a 'place based' strategic action plan to guide the allocation of funding and resources within the area. The Place Plan directs the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.</p> <p>Action 5.1 – Planning Framework, is the initial phase in establishing the planning framework for the future of the area. The visioning workshop will allow the City to gain an understanding of what the local community and key stakeholders would like to see for the future of the area and how this should be planned for.</p>	<p>No modification required.</p>
	<p><i>Item 6. Submitter 8.</i></p> <p>Submitter suggests utilising public green spaces east to west as there are underutilised assets, lakes, trees, and bike paths with connection to Northbridge and Leederville. The Pickle District has the potential to become central to a journey and attract pedestrian traffic.</p>	<p>Submitter suggestion noted. A number of the actions contained in the Accessible City section of the Place Plan look to investigate how connectivity, to, through and from the Pickle District can be further enhanced. This investigation will look into the use of existing assets and the ways in which they can be utilised to support increased connectivity.</p>	<p>No modification required.</p>
	<p><i>Item 7. Submitter 8.</i></p> <p>Submitter supports City's engagement with the Pickle District and encourages the City to engender advice from creatives, businesses and community and act on advice.</p>	<p>Submitter support noted. The City intends to continue to engage with key stakeholders of the Pickle District and where possible further improve the level of engagement to ensure that positive outcomes can be achieved.</p>	<p>No modification required.</p>
	<p><i>Item 8. Submitter 11.</i></p> <p>Submitter owns a business within the Pickle District, and offers to be involved and provide wall space for art.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 9. Submitter 12.</i></p> <p>Submitter is Indigenous Desert Alliance (IDA) located in Pickle District, expresses willingness to contribute to plan and discuss opportunities. IDA recognise City's RAP and would like Aboriginal arts focus throughout the year as well as assigned weeks (NAIDOC, Reconciliation). Potential for artist in residence program with desert artists culminating in exhibition.</p>	<p>Submitter support noted. As per Action 6.1 The City is looking to identify incentives and support mechanisms to retain and establish creative spaces and creative industries. The City acknowledges this opportunity and will investigate ways to engage with IDA as part of the process.</p>	<p>No modification required.</p>
	<p><i>Item 10. Submitter 13.</i></p> <p>Submitter suggests that there is an opportunity to upgrade the existing park located at the end of Drummond Place. This could be done through increasing the accessibility to Loftus Street via access ramps or stairs. This connection can also be combined with the future underpass. Additional landscaping and benches should also be added to the space to allow for passive recreation.</p>	<p>Submitter suggestion noted. This will be investigated as part of action 2.4 – Drummond Place Underpass.</p> <p>As part of action 4.1 – Streetscape Audit, the location of new street furniture will be determined. Simpson St Reserve will be part of this audit, and if deemed an appropriate location, additional benches will be provided.</p>	<p>No modification required.</p>
	<p><i>Item 11. Submitter 13.</i></p> <p>Submitter suggests widening existing footpaths.</p>	<p>Submitter suggestion noted. Whilst this is not specifically mentioned in the Pickle District Place Plan, an audit of the pedestrian paths is included as part of action 4.1 - Streetscape Audit.</p> <p>Further to this, The City's ACS has the plan of ensuring pedestrian and cycling routes (including schools) are of a high quality and safe for all users. This is to be achieved through the delivery of ACS action 1.2.1: Develop a high quality, safe pedestrian path network, and ACS Action 1.2.2: Upgrade and improve paths based on the condition assessment undertaken every 3 years. Ensure a high quality pedestrian environment is maintained throughout Vincent.</p>	<p>No modification required.</p>

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 12. Submitter 13.</i></p> <p>Submitter proposes that City of Vincent purchase 1 Douglas St for community services and artistic programs.</p>	<p>Submitter suggestion noted. The City is currently developing a property investment policy to guide disposals and acquisitions of City land. As part of this Policy a number of recommendations will be made, this parcel can be considered as part of this.</p> <p>This investigation will be further supported by Action 6.1 Supporting Creative Spaces which looks to identify incentives and support mechanisms to retain and establish creative spaces and creative industries in the Pickle District.</p>	No modification required.
	<p><i>Item 13. Submitter 13.</i></p> <p>Submitter proposes the following works to the park on corner of Loftus St and tunnel on ramp: introduce access (ramps/stairs) from the corner, combine ramp with connection to future underpass, consider major landscaping and seating upgrade as park is popular at lunch times.</p>	<p>Submitter suggestion noted. As part of action 4.1 – Streetscape Audit, the location of new street furniture will be determined. Sutherland St reserve will be part of this audit, and if deemed an appropriate location, additional benches will be provided.</p>	No modification required.
	<p><i>Item 14. Submitter 14.</i></p> <p>Submitter proposes encouraging social and wellbeing precinct as well as cultural and creative. Suggests something like Lotteries House, attracting NGO offices and yoga studios.</p>	<p>Submitter suggestion noted. Businesses such as offices and yoga studios are currently a 'D' use within the Pickle District under LPS2. This means that the use is not permitted unless the local government has exercised discretion by granting development approval.</p> <p>As per Action 6.2 – Public Buildings, the City will work with businesses wanting to establish in the area to ensure they are informed of planning, building and public health requirements and assist to provide options to achieve approvals.</p>	No modification required.

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 15. Submitter 15.</i></p> <p>Submitter believes Leederville workers are parking at end of Drummond Place often but rarely get fined, taking car bays from visitors and local businesses. Complains that this is not being properly monitored by the City.</p>	<p>Submitter comment noted. Whilst this is not covered specifically in the Pickle District Place Plan, the monitoring of parking restrictions is regularly raised as an issue across the City. As such this issue is to be addressed holistically as part of the City's ACS under Action 3.3.3: Develop, document and implement a transparent process for the assessment of resident and ratepayer concerns relating to traffic volume, speed, and parking matters.</p>	No modification required.
	<p><i>Item 16. Submitter 15.</i></p> <p>Submitter believes history snapshot on page 3 requires improvement particularly the photos, and notes existence of many pickle factories but also that they are not yet verified. Submitter notes town team have undertaken history project with grant but would like more support.</p>	<p>Submitter suggestion noted. The City will work with the Pickle District Town Team to collate the historical information (including photos) which has been gathered and include this as an update in the annual review of the document.</p>	No modification required.
	<p><i>Item 17. Submitter 16.</i></p> <p>Submitter has produced a book detailing the history of the Pickle District titled <i>A Heritage Walk Cleaver Precinct, West Perth (2013)</i>. Submitter believes additional information can be included as part of the history snapshot.</p>	<p>Submitter suggestion noted. The City notes that there is an opportunity to further investigate the detail of the pickle factories and local knowledge of the history of the area. The City will undertake this investigation and look to expand on the history snapshot as part of the annual review.</p>	No modification required.
	<p><i>Item 18. Submitter 17.</i></p> <p>Submitter (Department of Communities who own several lots in Simpson St, West Perth) states properties are zoned for commercial purposes and Department is concerned that no consideration is given to the development potential of these assets. The Department objects to the indication of these lots as POS rather than vacant land on the map, and suggest that the City contact the Department should they wish to acquire the land for POS.</p>	<p>Submitter concern noted. The map which has been included in the Pickle District Place Plan represents the current land uses. Action 5.1 – Planning Framework looks to host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with. As a landowner, The Department of Communities will be involved in these discussions and the best path forward determined.</p>	No modification required.

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 19. Submitter 18.</i></p> <p>Submitter (WA Planning Commission) notes the Pickle Ditriect is zoned primarily industrial under the Metropolitan Region Scheme and acknowledges the City of Vincent is the primary responsible authority for the land, and advise that any plans to redevelop Crown land in the area should be referred to the Land Use Mgmt (LUM) division at DPLH to consider appropriate tenure requirements.</p> <p>The Pickle District Place Plan seems to indicate Reserve 39368 at the site exists as public open space, so any alternative uses should be referred to LUM for advice. Anything relating to the small area of Unallocated Crown Land (portion of Lot 1120 on Plan 2252) near the corner of Newcastle and Loftus Streets should also be referred to LUM for advice.</p>	<p>Submitter suggestion noted. Due regard to planning processes will be given where any changes to affected land mentioned are considered.</p>	<p>No modification required.</p>
	<p><i>Item 20. Submitter 19.</i></p> <p>Submitter expresses concern over the influential role of the town team and non-transparent process of how members are recruited, and what involvement they have in the area. Request that people who are directly affected particularly by planning aspects must be part of the process without influence by outsiders. Submitters request more detailed and inclusive process.</p>	<p>Submitter concern noted. The town teams are proactive, non-profit organisations that include businesses, landowners, residents, and others working collaboratively with their local government to improve their local place or area.</p> <p>Anyone who wishes to make a positive contribution to the future of an area is welcome to join a town team.</p>	<p>No modification required.</p>



CITY OF VINCENT

PICKLE DISTRICT PLACE PLAN

VOLUME 07





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DATE	DETAILS	STATUS
18/08/21	Pickle District Place Plan	Final

00. INTRODUCTION

The City of Vincent (City) Place Plan Series has been developed as a set of 'place based' strategic action plans to guide the allocation of funding and resources in the City's town centres and places. The Place Plans direct the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.

Pickle District Place Plan (Place Plan) is Volume 07 in the Place Plan Series and will guide the implementation of all major initiatives in the Pickle District.

The Pickle District is situated in West Perth between Leederville and Northbridge. It is a creative precinct, home to new and diverse creative businesses including art galleries, artist and design studios, a boutique theatre, photographic studios and creative co-op working spaces.

PICKLE DISTRICT SNAPSHOT

Historic

The Pickle District forms part of Boorloo – Noongar land belonging to the Whadjuk people of the Noongar nation.

Geographically, the area sits within a chain of wetlands of practical and spiritual significance to the Whadjuk Noongar people. It was renamed Lake Sutherland by European colonists and later drained in the 1870s and repurposed as areas for market gardening to feed Perth's growing population.

Early businesses in the area ranged from furniture manufacturers such as Sandover & Co Furniture Factory originally located at 485 Newcastle Street, and Bryant's woodyard/fuel merchant located on Duke Street (now old Aberdeen Place).

Inspiration for the name 'Pickle District' comes from the vinegar brewing and pickle and jam manufacturing factories in the area, which operated from around 1912. These included R.H. Maskiell and Co Ltd sauce, jam and pickle manufacturers, originally located on Golding Street in 1912, later moving to 567 Newcastle Street.

On adjacent Golding Street, Philip Stevens started a vinegar brewery in 1920. From 1922 until at least the 1950s, 4 Golding Street was the home of the WA

Vinegar Brewery Ltd which manufactured Flag & Safe brand vinegar products.

Construction of the Mitchell Freeway in the 1970s impacted significantly on the area, as did the decline

in the domestic manufacturing sector. The Pickle District is now known for the historic light industrial buildings and warehouse character. The area is transforming as the buildings are repurposed with new and diverse businesses and arts organisations.



1905

OLD ADBERDEEN PLACE, WEST PERTH. COV LHC PH06084



2021

OLD ADBERDEEN PLACE, WEST PERTH. 2021.



1935

AERIAL LOOKING SOUTH DOWN TANDY STREET. SLWA B23B3376



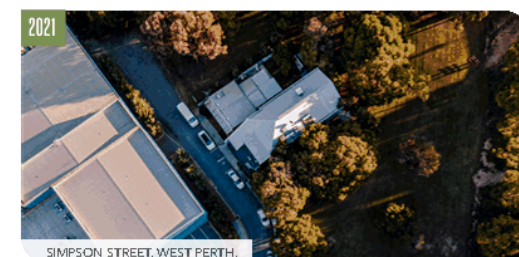
2021

AERIAL LOOKING NORTH DOWN TANDY STREET



1975

SIMPSON STREET, WEST PERTH. COV LHC PH04438



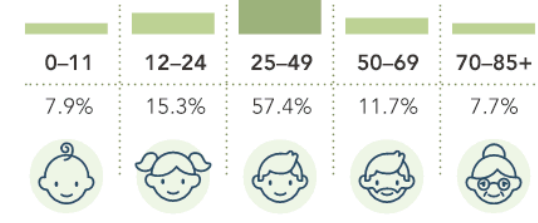
2021

SIMPSON STREET, WEST PERTH.



SNAPSHOT

Community



The Pickle District portion of West Perth is mostly non-residential.

West Perth's population in the City of Vincent is **2,419**.

63.4% of West Perth households in the City of Vincent are lone person or couples compared to **47.1% in Greater Perth**.

Transport

13.8% of residents do not own a car compared to **4.7% in Greater Perth**.

20.6% of residents travel to work on train or bus compared to **10.2% in Greater Perth**.

15.9% of residents commute using active modes compared to **3.1% in Greater Perth**.

PLACE PLAN PURPOSE

The Place Plan outlines the place-based initiatives and resources the City has specifically committed to the Pickle District.

The boundary of the Pickle District (refer **Pickle District Boundary Map**) aligns with the Metropolitan Region Scheme Industrial Zone in West Perth. The Pickle District is located in West Perth, within the Commercial Scheme Zone in the City of Vincent’s Town Planning Scheme No. 2, and is bound by the Graham Farmer Freeway, Loftus Street, Newcastle Street and Charles Street.

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan and a Corporate Business Plan. The Place Plan provides a filter for the place based initiatives within the City’s suite of informing strategies and plans, and directly informs the Corporate Business Plan. The role of the Place Plan within the City of Vincent Integrated Planning and Reporting Framework is illustrated below.



PICKLE DISTRICT PLACE PLAN | 5



THE PICKLE DISTRICT

Each of the City of Vincent town centres has a town team. The Pickle District is unique in that it is not a designated town centre, but a town team has established as an advocate for the area. Town teams are independently formed incorporated bodies that aim to make their respective town centres and areas the best places they can possibly be. The town teams are not an affiliate of the City, but do receive funding for community driven initiatives. The town teams are made up of a diverse range of members that include business owners, land owners, local residents and town centre visitors. Each town team member brings a different set of skills, interests, and life experiences to the table and these collectively shape the direction, composition, and identity of the six town teams.

The town teams and the City enjoy a symbiotic relationship. The City engages directly with each town team on a variety of issues that are specific to their respective areas and the town teams are able to effectively communicate issues, solutions, and ideas to the City through their strategic action plans. The City works collaboratively with the town teams to deliver locally based activations and events, physical improvements, and economic and community development initiatives.

The Pickle District is the town team operating in the West Perth area. The Pickle District's Action Plan outlines a range of guiding principles and key projects to improve the area.

PLACE PLAN PROCESS

The Place Plan enables the range of initiatives identified in the City's suite of informing strategies and plans, and The Pickle District's Action Plan, to be filtered, prioritised and resourced appropriately.

Some of the City's informing strategies and plans provide high level guidance for the direction and type of initiatives the City should be undertaking, while others provide specific actions.

The Place Plans provide a place based filter and cross-directorate lens on these strategies and plans to enable a robust, planned, and integrated approach to project identification and delivery.

Prior to being confirmed as a new action in the Place Plan, proposed initiatives and projects are cross checked against the vision and priorities set in the Strategic Community Plan and the following three sources:

- A. Local needs and wants (City strategies and plans and town team action plans);
- B. Best practice; and
- C. Data (collected through the implementation of the Town Centre Performance Measurement Strategy).

The process in which Place Plan actions are filtered is illustrated in the adjacent diagram.



The Place Plan outlines the implementation schedule for all of the actions to be undertaken in the Pickle District. These may include but are not limited to public realm upgrades, marketing initiatives, economic and community development projects, and policy and procedural improvements.

The Place Plan actions are organised into six sections which align with the six priorities of the Strategic Community Plan.

While the City remains responsible for planning and delivering the actions identified in the Place Plan, The Pickle District town team is considered a key stakeholder and will be given opportunity to be involved in the ongoing development of the Place Plan actions.


The Place Plan is implemented, reviewed and updated annually. This allows the progress of actions to be reported on, including updating actions to reflect where they are in the action delivery cycle, and for newly identified actions to be included.

The Place Plan action delivery cycle is illustrated in the following diagram.



INFORMING STRATEGIES & PLANS


The City’s Strategic Community Plan 2018 – 2028 identifies the community’s vision and strategic priorities, as identified through the Imagine Vincent engagement campaign. The Place Plan actions are designed to respond to at least one priority, while many respond to multiple. Each action has been listed under the priority that is most applicable to the objectives of the action. The Place Plan is also informed by the following strategies and plans which have been developed through community engagement and previously adopted by Council.



**GREENING PLAN
2018 – 2023**
Actions 1.2, 2.2 and 4.1 have the opportunity to increase tree canopy, native plantings, and green the Pickle District.



SUSTAINABLE ENVIRONMENT STRATEGY 2019 – 2024
Actions 1.1, 1.2, 2.2, 4.1 and 5.1 have the opportunity to support urban greening and biodiversity, and increased use of public and active transport modes.



SAFER VINCENT 2019 – 2022
Actions 2.2, 4.1 and 4.2 have the opportunity to support safer spaces, community connection, and apply Crime Prevention through Environmental Design (CPTED) principles.



DISABILITY ACCESS AND INCLUSION PLAN 2017 – 2022
Actions 4.1 and 6.2 have the opportunity to improve equitable access to buildings and infrastructure.




RECONCILIATION ACTION PLAN | INNOVATE 2019 – 2021
Actions 2.3, 3.2 and 4.2 have the opportunity to celebrate Noongar artwork, culture and language in public spaces.




PUBLIC OPEN SPACE STRATEGY
Action 1.2 have the opportunity to maximise the value of open spaces for the community through improved amenity, respond to the impacts of development and population growth, and improve access to and functionality of open space.



ECONOMIC DEVELOPMENT STRATEGY 2011 – 2016
Each action in the Place Plan aims to support economic development in the Pickle District.



YOUTH ACTION PLAN 2020 – 2022
Action 3.2 has the opportunity to provide opportunities for young people to connect with each other and the broader community, and support our youth to be strong, healthy, safe and active.



PUBLIC HEALTH PLAN 2020 – 2025
Each action in the Place Plan aims to support the Public Health Plan, specifically the social, built, and natural environment pillars.



ARTS DEVELOPMENT ACTION PLAN 2018 – 2020

Actions 2.2, 2.3, 3.2, 4.2 and 6.1 have the opportunity to support the arts and creative economy in the Pickle District.



DRAFT ACCESSIBLE CITY STRATEGY 2020 – 2030

Actions 2.1-2.5, 4.1 and 4.2 have the opportunity to make getting around the Pickle District safe, easy, environmentally friendly, and enjoyable.



DRAFT ASSET MANAGEMENT AND SUSTAINABILITY STRATEGY

Each action in the Place Plan aims to support the Asset Management and Sustainability Strategy vision to plan and manage our resources and assets in an efficient and sustainable manner.

READING THIS DOCUMENT

All the projects and initiatives being undertaken in the Pickle District are listed as 'actions'. Each action is explained using the following three step process:



STEP 01 DIAGNOSIS

Diagnosing the issue or opportunity evident in the Town Centre. These may be identified in an informing strategy or plan, as an opportunity to achieve best practice or through the analysis of data..



STEP 02 ANALYSIS

Analysing the detail of the issue or opportunity to understand the best approach to solve the issue or seize the opportunity.



STEP 03 SOLUTION

Proposing a solution that solves the issue or seizes the opportunity.

The Place Plan actions have been organised into six sections to directly respond to the six priorities of the City's Strategic Community Plan. These include:



ENHANCED ENVIRONMENT



ACCESSIBLE CITY



CONNECTED COMMUNITY



THRIVING PLACES



SENSITIVE DESIGN



INNOVATIVE & ACCOUNTABLE

The Place Plan highlights the broad range of projects and initiatives the City is undertaking to support and improve the Pickle District.

The Implementation Framework sets out the actions, time frames and the responsible teams for the delivery of all of the identified actions.

01. ENHANCED ENVIRONMENT

Sets out the actions and projects which assist the City to make the best use of our natural resources for the benefit of current and future visitors, residents, and businesses of the Pickle District.

ACTION 1.1 BUSINESS COMMUNITY SOLAR

Diagnosis	There is currently low uptake of solar in the business community compared to the residential sector.
Analysis	<p>Growth in business community solar is a high growth area of solar investment in the next decade. The low uptake of solar is primarily due to owners of the properties not being the operator who receives the power bill. However, there are a significant number of options available to enable business owners and building owners to mutually benefit through the installation of solar. Options for tenants are currently limited and in all cases need the building owner's cooperation and permission to proceed.</p> <p>The City of Vincent currently has significant understanding of how these options work, including direct installation in facilities or creating a Purchasing Power Agreement (PPA). For business that operate during the day, installation of solar will pay for itself in 2-3 years where it is directly used on site.</p> <p>The City is currently in the process of working with tenants to identify mutually beneficial mechanisms for funding solar on leased facilities.</p>
Solution	Engage with local building owners and business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.



ACTION 1.2 OLD ABERDEEN PLACE VERGE PLANTING

Diagnosis	The verge along Old Aberdeen Place is closely bound by the on-ramp to the Graham Farmer Freeway. The verge has a number of established trees, but the area closest to Cleaver Street generally consists of weeds and loose rocks and is not maintained to a high standard.
Analysis	<p>There is an opportunity to improve the maintenance and planting on the verge near Cleaver Street to bring it in line with the City's managed and maintained streetscapes.</p> <p>The Pickle District Action Plan (Proposition Three and Action 3) identifies the opportunity to incorporate native landscaping and increase vegetation to transform this area into a community space.</p> <p>Investigation into additional enhancements will also be undertaken to transform this area into a community space and take advantage of the areas potential function as a 'billboard' to the freeway.</p>
Solution	Install garden beds and planting along the Old Aberdeen Place verge.

02. ACCESSIBLE CITY

Sets out the actions and projects which enhance connectivity, improve the use of public transport, deliver parking efficiencies, and create a more pedestrian and cycle friendly Pickle District.

ACTION 2.1 SAFE ACTIVE STREET UPGRADES

Diagnosis	The Pickle District is not well serviced from an active transport perspective. The area is bound by the Graham Farmer Freeway, Newcastle, Loftus, and Charles Streets, which are often barriers to those seeking to use active forms of transportation. The Principle Shared Path abuts the Pickle District, but bypasses the area to the south.
Analysis	A Safe Active Street along Golding Street will connect to the Principle Shared Path at Old Aberdeen Place, and continue to Strathcona Street and Carr Street. The upgrade will focus on: <ul style="list-style-type: none"> • Improving access to Beatty Park Leisure Centre, Leederville Town Centre, and Perth City; • Reduce speed on Golding Street to 30km/h; • Connect residents, businesses, and visitors; and • Increase accessibility to the Pickle District.
Solution	Plan and implement the Safe Active Street upgrades on Golding Street and Strathcona Street.

ACTION 2.2 CLEAVER MAIN STREET

Diagnosis	The Pickle District does not have a traditional main street and is largely characterised by the former light industrial land uses. It lacks the amenities found in the City's town centres, including greenery and canopy cover, seating and street furniture.
Analysis	<p>As the Pickle District transforms and the land uses change and evolve, streetscape improvements should be made to meet the needs of local businesses, residents and visitors.</p> <p>The 'Cleaver Main Street' streetscape upgrade aims to create an improved main street for the Pickle District. The project will create a sense of place, encourage people to linger longer, and support the growing creative and artistic community in the area.</p> <p>The upgrades include road resurfacing, central median tree planting, street furniture including seating, bicycle parking and bins, and improvements to the footpath such as 'Artlets' to create opportunities and space for art.</p> <p>The Pickle District Action Plan (Proposition Two and Action 6 and 12) identifies the opportunity to experiment with design and art ideas to improve Cleaver Street.</p> <p>In the future, there is the opportunity to improve the lighting and access to power, to further enable Cleaver Street to be a central gathering place and hub of activity.</p> <p>The City will continue to collaborate with the Pickle District Town Team in the development and delivery of any future initiatives for the Cleaver Main Street.</p>
Solution	Continue to implement the Cleaver Main Street streetscape upgrade and collaborate with The Pickle District to deliver initiatives on Cleaver Street.



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ACTION 2.3 DRUMMOND PLACE LOFTUS STREET CONNECTION

Diagnosis	Drummond Place ends as a cul-de-sac where it approaches Loftus Street and there is not a path to connect the two streets for pedestrians or cyclists.
Analysis	<p>The end of Drummond Place is approximately 15 metres from the Loftus Street footpath, but there is not a pedestrian or cycling connection between the two streets. The steep incline and sandy verge make it difficult for those wishing to use this as an access point in or out of the Pickle District and inaccessible to those with differing abilities.</p> <p>A connection bringing the two footpaths together would provide better access to the Pickle District, the Leederville Town Centre or across the Graham Farmer Freeway without travelling to Newcastle Street or the Principle Shared Path.</p> <p>The Pickle District Action Plan (Proposition Three) identifies the opportunity to improve connections into the precinct and create a connection from Drummond Place to Loftus Street.</p>
Solution	Investigate options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists.

ACTION 2.4 DRUMMOND PLACE UNDERPASS	
Diagnosis	Loftus Street is a major impediment to pedestrian movement, and the feasibility of a well-designed pedestrian underpass could be investigated.
Analysis	There is an identified opportunity in Leederville Town Centre, to use the Water Corporation drainage reserve as an attractive, pedestrianised link through the centre of Leederville, and to link Leederville with the Pickle District.
	This link through Leederville could continue across the current Water Corporation site, and connect with Drummond Place in the Pickle District.
	An underpass link could create an opportunity for greater connections between the Pickle District and Leederville, while overcoming the barrier Loftus Street currently presents. An underpass would complement other Place Plan actions and projects which seek to create a welcoming environment and improve pedestrian connections.
	Investigation will take into consideration the existing and future pedestrian and cycle connections to and through the Pickle District, and the potential for these to be further enhanced by the underpass.
	The Pickle District Action Plan (Proposition Three) identifies the opportunity to improve connections and welcome people into the precinct across Loftus Street.
Solution	Investigate the feasibility of an underpass to connect Drummond Place to Leederville.

ACTION 2.5 WAYFINDING PLAN	
Diagnosis	Wayfinding in Vincent's town centres is cluttered, unclear and limited.
Analysis	Wayfinding is a critical component to the legibility and walkability of a place. Wayfinding can help determine how people decide to move through spaces. The decisions people make when moving through places are guided by architecture, urban design, landmarks and views.
	Wayfinding in Vincent's Town Centres has significant room for improvement. An over proliferation of signage and styles compete for attention and can result in confusion. Moreover, the previous Wayfinding Signage Strategy (2012) has an emphasis on vehicles and car parking.
	A Wayfinding Plan should be prepared to: <ul style="list-style-type: none"> • Create a comprehensive, clear and consistent visual communication system with concise messaging; • Only include the information that is relevant to the space, location and navigation path; and • Focus on active transportation mode users, particularly pedestrians. • Embrace and enhance the unique character and sense of place in the Pickle District.
Solution	Develop a Wayfinding Plan.



03. CONNECTED COMMUNITY

Sets out the actions and projects which contribute to the Pickle District’s unique sense of place, and encourage the community to connect with each other to enhance their quality of life.

ACTION 3.1 TOWN TEAM GRANT PROGRAM

Diagnosis	Town teams require financial support to deliver outcomes for their respective town centres and places and to make themselves more sustainable entities.
Analysis	Town teams can access grant funding through the Town Team Grant Program. This funding can be used to facilitate events, activities and/or initiatives that engage the local community, contribute to the local economy or improve the sustainability of the town team.
Solution	Manage the Town Team Grant Program and support the Pickle District to become recognised as precinct that is synonymous with creative events.



ACTION 3.2 NAIDOC WEEK	
Diagnosis	In 2018 the City hosted its inaugural NAIDOC Festival at Hyde Park and again in 2019. The City has committed through Action 7 of the 2019-2021 Innovate Reconciliation Action Plan to host an annual NAIDOC Festival.
Analysis	Since the launch of the City of Vincent's 2017-2018 Reflect Reconciliation Action Plan, the City has strengthened its relationship with the local Noongar community and celebrated Noongar culture and tradition through numerous events, activities and workshops.
	The Pickle District is emerging as a community of creatives, with new opportunities for art and expression. There are a number of venues and locations within the area that can host NAIDOC Festival celebrations.
	The planning for the 2020 NAIDOC Festival was disrupted by the Covid-19 pandemic. As part of the Vincent Rebound Plan recovery, a trial of the NAIDOC Festival celebrations occurred in the Pickle District from 8-15 November 2020. The relocated celebrations were a success and involved collaboration between the local Noongar community, local businesses, The Pickle District and the City.
Solution	This supports Action Five within The Pickle District's Action Plan.
	Create a hub for NAIDOC activity in the Pickle District by delivering the program in partnership with Aboriginal stakeholders, The Pickle District, and business owners.



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04. THRIVING PLACES

Sets out the actions and projects which assist the City to create, enhance, and promote great places and spaces in the Pickle District in order for it to reach its activation and economic potential.

ACTION 4.1 STREETScape AUDIT	
Diagnosis	The development of the area as a former light industrial and manufacturing area has resulted in the Pickle District lacking in streetscape amenities, including seating, public bins, bicycle parking, adequate lighting and plantings.
Analysis	<p>The City understands the importance of canopy cover, street furniture, and streetscape amenities, and the role they play in encouraging people to linger longer.</p> <p>In 2019, the Pickle District saw some streetscape improvements with new street trees planted in the footpath along Cleaver Street and Golding Street.</p> <p>An audit following the Cleaver Main Street streetscape upgrade should be undertaken to determine any current deficiencies in the streetscape and identify opportunities to build on the Pickle District's evolving and unique character. This could include additional planting, beautification, urban design improvements, lighting upgrades, street art, and street furniture rationalisation and upgrades.</p>
Solution	Undertake a streetscape audit to determine opportunities for streetscape improvements.

ACTION 4.2 ART FOR ARTLETS

Diagnosis	The upcoming Cleaver Main Street streetscape upgrade will create dedicated space for art within the Cleaver Street footpath.
Analysis	The Pickle District has a number of galleries, studios, and creative spaces, which have a strong focus on the arts and the Cleaver Main Street streetscape upgrade will provide spaces for future public art in the public realm. There is an opportunity to work with The Pickle District to curate unique and interesting art pieces to be located in the artlets.
Solution	Collaborate with The Pickle District to curate and deliver artwork in the Cleaver Main Street artlets.

ACTION 4.3 PICKLE DISTRICT ENTRY STATEMENT

Diagnosis	The Pickle District is bounded by major roads and for a person unfamiliar with the Pickle District, there is not any visible distinction that this area is unique to the surrounding areas.
Analysis	An entry statement to the Pickle District would provide greater visibility to the Pickle District, by creating interest and a focal point. It also could establish to a visitor that they have entered a unique and interesting precinct with an emphasis on arts. The Pickle District Action Plan (Action 4) identifies opportunities for artistic entry statements at key focal points on Cleaver Street, Douglas Street, sites facing the Freeway, Loftus Street and/or Newcastle Street and the potential for these to include sculptures, murals and/or neon signage.
Solution	Investigate opportunities for an entry statement into the Pickle District.

ACTION 4.4 SCULPTURE WALK

Diagnosis	The Pickle District's emerging creative and event spaces have many offerings, but surrounding residents and visitors are often unaware of how close the Pickle District is to Leederville Town Centre.
Analysis	There is an opportunity to establish and curate a sculpture walk within the Pickle District, which connects the area's businesses and Leederville Town Centre. A sculpture walk could draw more people between the areas, particularly those which may not know about the proximity of the two places and the opportunities in each destination. The Pickle District Action Plan (Action 4 and Proposition Three) identify opportunities: <ul style="list-style-type: none"> • for artistic sculptures at key points facing the freeway; • opportunities to celebrate Old Aberdeen Place as the spiritual heart and a new meeting space for social gatherings; and • opportunities to welcome people into the precinct with improved access and wayfinding.
Solution	Investigate a location for a sculpture walk to better connect the Pickle District's businesses with the Leederville Town Centre.



05. SENSITIVE DESIGN

Sets out the actions and projects which assist the City encourage unique, high quality developments that respect and respond to the character and identity of the Pickle District.

ACTION 5.1 PLANNING FRAMEWORK

Diagnosis

The Pickle District is currently evolving with a change in land uses and new creative businesses emerging in former light industrial warehouses.

Analysis

Through the planning framework, the City can identify opportunities to further encourage investment and revitalisation in the Pickle District, while retaining what makes the area unique and interesting.

The Pickle District Action Plan (Action 11) identifies the opportunity to bring together all landowners, The Pickle District members and the City of Vincent to discuss a long-term vision for the Pickle District to guide the direction of any potential changes required to the planning framework.

Changes to the planning framework might include changes to the City's policies, a Local Planning Scheme amendment or a Metropolitan Region Scheme amendment.

Planning framework changes have varying process requirements and enable various different outcomes in both the short and longer term. The City needs clear direction for the Pickle District as it transitions to a high density mixed use area.

Solution

Host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with.

06. INNOVATIVE & ACCOUNTABLE

Sets out the actions and projects which assist the City support the community to realise its vision. To achieve this, we will be an organisation that manages resources well, communicates effectively, and takes our stewardship role seriously.

ACTION 6.1 SUPPORTING CREATIVE SPACES

Diagnosis	Urban affordability is a significant threat to the Pickle District's growth as a creative arts precinct.
Analysis	Creative businesses are one of the key attractions of the Pickle District and what makes it a distinctly different experience from other inner city areas.
	With increasing demand for residential and mixed use development in inner city locations, there is concern that an increasingly competitive market may price artists and creatives out of the Pickle District.
Solution	Urban affordability and the inability to retain inner city creative spaces is an issue that is not unique to the City. To share learnings through collaboration and determine options to support the retention of artistic and creative spaces in inner city locations. The City is working with the City of Perth, City of South Perth and Town of Victoria Park to undertake a creative maker space and artist live/work needs assessment study. The study is a joint venture between all four inner city local governments and is called 'Making Space for Culture'. Deliver the Making Space for Culture project, whilst working with inner city local governments and State and Federal Governments to identify incentives and support mechanisms to retain and establish creative spaces, creative industries and live music in the Pickle District.



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ACTION 6.2 PUBLIC BUILDINGS

<p>Diagnosis</p>	<p>The Pickle District is known for the historic light industrial buildings. As new tenants move into the area and buildings are repurposed, there are planning, building and public health requirements to be met. These requirements are different for uses such as galleries or event spaces where people gather, so that accessibility, safety and amenity are considered.</p>
<p>Analysis</p>	<p>The Pickle District is becoming known for the high quality events. These events can occur in indoor spaces, but only if approved as a public building for people to gather.</p> <p>State and Commonwealth Government legislation and standards apply to event spaces, which set minimum standards for safety, amenity, ventilation, emergency access and egress.</p> <p>Many buildings in the Pickle District have potential to become successful event spaces. There is an opportunity to examine how the City is able to help businesses meet their obligations; providing unique venues while also ensuring public safety, amenity and accessibility are achieved.</p>
<p>Solution</p>	<p>Proactively engage with Pickle District businesses to ensure they are informed of planning, building and public health requirements; assist to provide options to achieve approvals; and seek advice from State Government agencies on how to support businesses to achieve compliance.</p>

07. IMPLEMENTATION FRAMEWORK

PICKLE DISTRICT PLACE PLAN IMPLEMENTATION FRAMEWORK							
KEY ACTION / PROJECT	RESPONSIBLE TEAM	SUPPORT TEAM	TIMING				
			21/22	22/23	23/24	24/25	
PRIORITY AREA 1: ENHANCED ENVIRONMENT							
1.1	Engage with local building owners and business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.	CEO	S&D		✓	✓	✓
1.2	Install garden beds and planting along the Old Aberdeen Place verge.	I&E	S&D	✓	✓	✓	✓
PRIORITY AREA 2: ACCESSIBLE CITY							
2.1	Plan and implement the Safe Active Street upgrades on Golding Street and Strathcona Street.	I&E	S&D	✓	✓		
2.2	Continue to implement the Cleaver Main Street streetscape upgrade and collaborate with The Pickle District to deliver initiatives on Cleaver Street.	I&E	S&D	✓			
2.3	Investigate options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists.	S&D	I&E		✓		
2.4	Investigate the feasibility of an underpass to connect Drummond Place to Leederville.	I&E	S&D			✓	✓
2.5	Develop a Wayfinding Plan.	S&D	I&E	✓			
PRIORITY AREA 3: CONNECTED COMMUNITY							
3.1	Manage the Town Team Grant Program and support the Pickle District to become recognised as precinct that is synonymous with creative events.	S&D	I&E/C&B	✓			
3.2	Create a hub for NAIDOC activity in the Pickle District by delivering the program in partnership with Aboriginal stakeholders, The Pickle District, and business owners.	C&B	S&D	✓	✓	✓	✓
PRIORITY AREA 4: THRIVING PLACES							
4.1	Undertake a Streetscape Audit to determine opportunities for streetscape improvements.	S&D	I&E	✓			
4.2	Collaborate with The Pickle District to curate and deliver artwork in the Cleaver Main Street artlets.	S&D	I&E/C&B	✓	✓	✓	✓
4.3	Investigate opportunities for an entry statement into the Pickle District.	S&D	C&B	✓			
4.4	Investigate a location for a sculpture walk to better connect the Pickle District's businesses with the Leederville Town Centre.	S&D	I&E		✓	✓	
PRIORITY AREA 5: SENSITIVE DESIGN							
5.1	Host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with.	S&D	C&B	✓			
PRIORITY AREA 6: INNOVATIVE & ACCOUNTABLE							
6.1	Deliver the Making SSpace for Culture project, whilst working with inner city local governments and State and Federal Governments to identify incentives and support mechanisms to retain and establish creative spaces, creative industries and live music in the Pickle District.	S&D	CEO	✓	✓		
6.2	Proactively engage with Pickle District businesses to ensure they are informed of planning, building and public health requirements; assist to provide options to achieve approvals; and seek advice from State Government agencies on how to support businesses to achieve compliance.	S&D	CEO	✓	✓	✓	✓

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