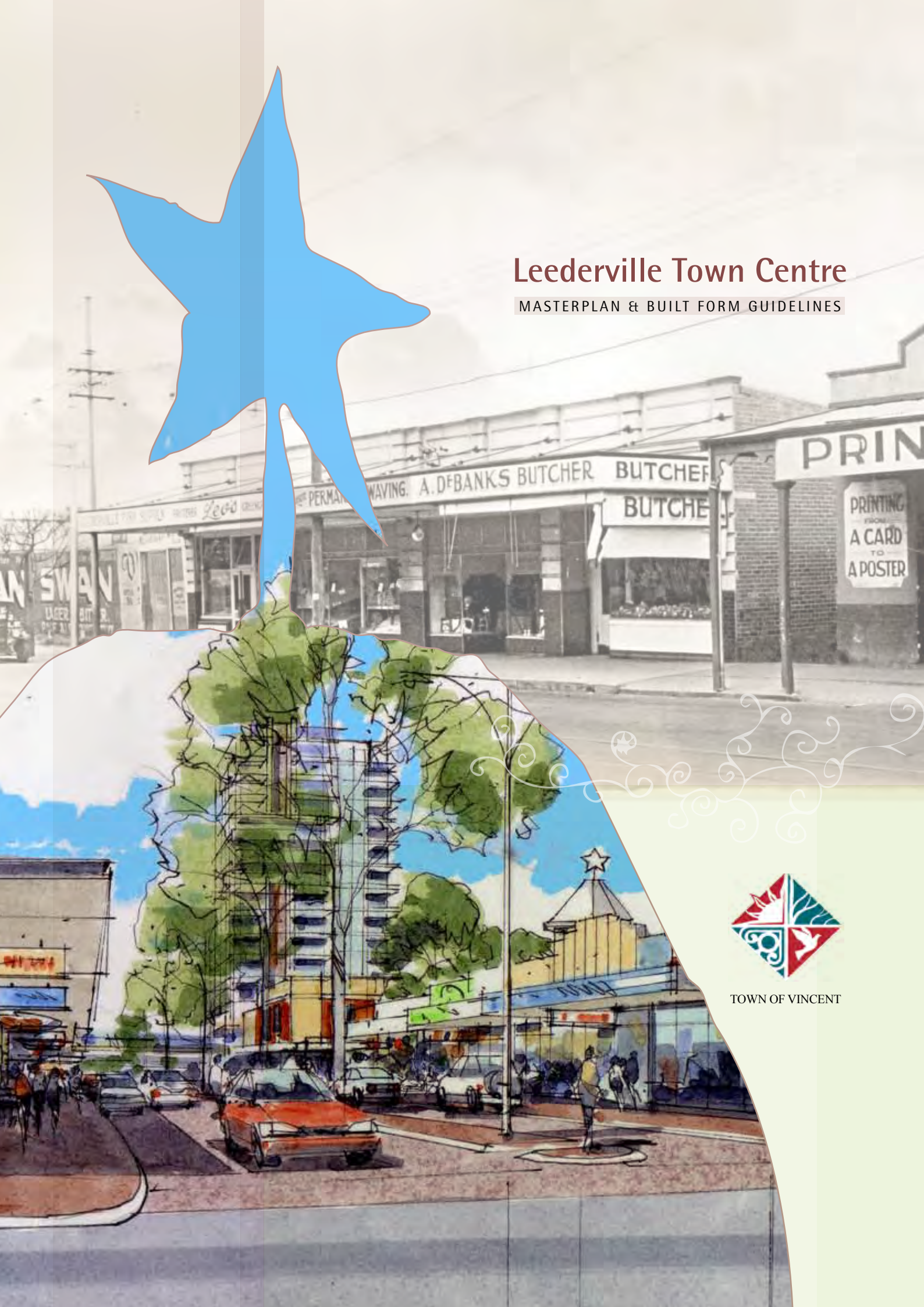


# Leederville Town Centre

MASTERPLAN & BUILT FORM GUIDELINES



TOWN OF VINCENT

JCY Project Number: 0742  
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## 1.0 Introduction - About the Leederville Town Centre



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

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

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

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



Oxford Street 1951

## 2.0 Leederville Town Centre Masterplan & Vision

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

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

VincentVision 2024  
Leederville / West Perth, June 2005

Key goals of the Leederville Town Centre Masterplan are to:

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



Artist Impression - Leederville Market

## 2.0 The Leederville Town Centre Precinct Plan

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



### **1 Oxford Street – Leederville Parade to Richmond Street.**

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

### **2 Education Precinct – TAFE and Distance Education Centre**

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

### **3 Civic Precinct – Town of Vincent Administration and Civic Centre, Library and Local History Centre**

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

### **4 Oxford Markets – The Avenue Car park**

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

### **5 Entertainment Precinct – Newcastle, Oxford Streets and Carr Place**

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

### **6 Oxford Town Square – Frame Street Car Park**

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

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

### **7 Carr Place Residential**

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

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

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

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





## 2.0 Leederville Town Centre Masterplan & Vision



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



### 3.0 the Leederville Town Centre Built Form Guidelines

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

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

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

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

These guidelines are divided into two parts;

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

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

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



Artist impression - Oxford Street from Vincent Street

## 4.0 General Conditions



### 4.1 SITE ANALYSIS

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

This proponent must demonstrate cognisance of:

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

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

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



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

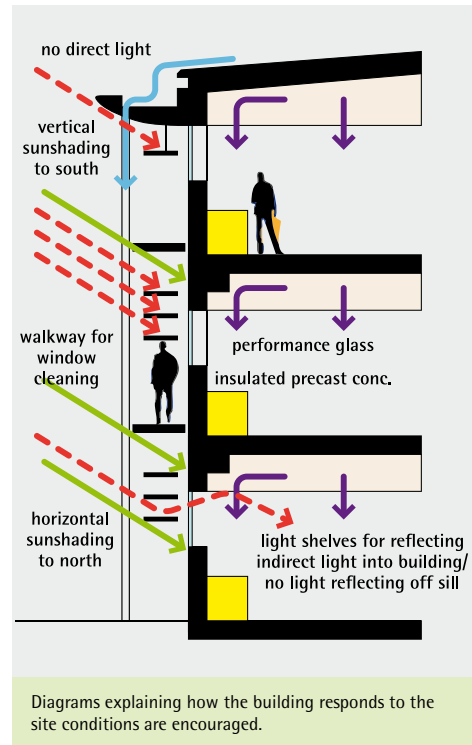
Consideration is to be given to all potential user groups in every aspect of a development .

### 4.2 UNIVERSAL ACCESS

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

The following are mandatory for all new developments:

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



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

## 4.0 General Conditions



### 4.3 ENVIRONMENTAL SUSTAINABILITY

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

#### Building Management

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

#### Energy Efficiency

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

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

#### Transport

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

#### Water Sensitive Design And Conservation

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

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

#### Materials

In the construction of new buildings, developers are to:

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

#### Solar Access

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



## 4.0 General Conditions



### 4.4 SAFER DESIGN

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

#### Residential developments

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

#### Non residential buildings

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

#### VANDALISM & GRAFFITI

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



- New developments should be cognisant of heritage buildings in the vicinity, and respond sensitively and intelligently in the use of built form, colour and material with reference to historical buildings.
- Replicating the form and materials of the heritage building in question is not an adequate solution. New developments should respect the established architecture and develop rhythms and patterns that are sympathetic to them.
- If a heritage listed building is the subject of redevelopment or renovation, developers are to seek advice from the Heritage Council of WA where the place is on the State register and the Town of Vincent where the place is on the Town's Municipal Heritage Inventory. Engaging recognised heritage professionals is highly recommended for works involving heritage listed properties.



## 4.0 General Conditions



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

### COLOUR + MATERIAL

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



### 4.5 ARCHITECTURAL STYLE

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

### FENCING

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

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



Desirable contemporary architectural styles





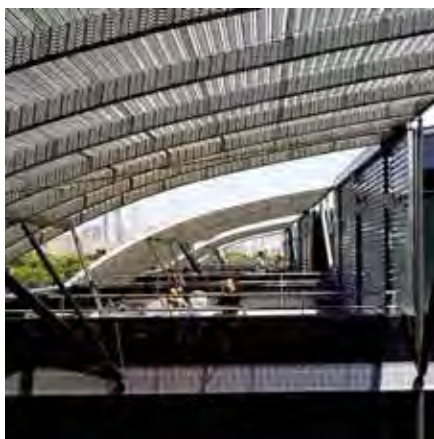
Open style fencing helps create a friendly neighbourhood and increases security through passive surveillance.

### PRIVATE OUTDOOR SPACE

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

### COURTYARDS

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



Balconies are to usable spaces with appropriate solar control.

### BALCONIES & ROOF GARDENS

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

## 4.0 General Conditions



Most indigenous plants are attractive, waterwise and drought tolerant.



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

### 4.6 LANDSCAPING

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

landscaping materials and colour,

- The type and number of plants to be planted.

### SUSTAINABLE LANDSCAPING

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

### 4.7 SERVICES

#### CARPARKING

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



Gates should be an attractive part of the streetscape.

#### VEHICLE ACCESS, GATES & GARAGES

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

#### BIN + SERVICE ENCLOSURES

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

#### OTHER SERVICES

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

#### 4.8 SIGNAGE

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

