



Government of **Western Australia**  
Department for **Planning and Infrastructure**

# **LEEDERVILLE MASTERPLAN**

## **Carr Place Residential Precinct Study**

14<sup>th</sup> October 2008

**Prepared by Jones Coulter Young and Taylor Burrell Barnett for  
the Department for Planning and Infrastructure**

## Preface

In 2004, the Town of Vincent, with the assistance of the Western Australian Planning Commission (WAPC) Communities Grants Programme funding, undertook community visioning to establish a new local planning scheme to guide the strategic direction of the Town of Vincent (Town) into the future, producing 'Vincent Vision 2024'.

As part of the implementation of that vision, in 2005 the Town embarked on the development of the Leederville Masterplan, for the central business district. This culminated in the Town's release of the Leederville Masterplan for public consultation in July 2007, encompassing the area bounded by Richmond and Loftus Streets, Leederville Parade and Stamford Street.

The Town of Vincent's masterplan process has identified several redevelopment sites within the town centre and significant opportunity to guide wider redevelopment within the Leederville area.

At the request of the then Minister for Planning and Infrastructure, in November 2007, the Department for Planning and Infrastructure (DPI) and Town of Vincent facilitated a Leederville Masterplan "peer design review". Key recommendations identified through the review process were to assist the Town by providing additional transport analysis, and preparation of precinct plans for the Carr Place residential area and for the Leederville train station precinct.

In January 2008, the Town of Vincent and the DPI agreed to an allocation of the State Government's Local Government Planning Assistance Program funds for the transport analysis and precinct plan studies to assist in the regeneration of Leederville town centre. The intent was to assist local government, through the provision of additional capacity to identify opportunities to increase housing density and diversity; and/ or assess infrastructure capacity and constraints in delivering Network city outcomes for transit - oriented developments (TOD) and activity centres.

This Carr Place Residential Precinct Study was commissioned by the DPI to provide additional planning and design guidelines to augment the Town of Vincent's Leederville Masterplan with the aim of better aligning it with Network city and TOD objectives.

Specifically, the study suggests scenarios to demonstrate how the precinct could be better redeveloped over time. It is primarily focussed on delivery of greater density and diversity of dwellings, and activation of mixed use and commercial opportunities within the walkable catchment of Leederville train station.

The study also provides implementation concepts to assist the Town to achieve improved planning outcomes for the precinct. The study was overseen by a stakeholder engagement group including representatives and contributions over time from officers of the Town of Vincent, the DPI, Main Roads Western Australia, the Public Transport Authority, and the Water Corporation.

The WAPC has not endorsed any part of this document. It will serve as a useful information resource and input into more detailed planning and the assessment of applications within the area.

The Statutory Planning Committee of the WAPC considered this study at its meeting on 14 October 2008 and resolved to support the release of copies of this study for Stakeholder and Community Information and any feedback, and as an input to further planning, and to distribute copies to the State Reference Library and the offices and libraries of the Town of Vincent, Town of Cambridge, City of Perth and the City of Subiaco.

The Department for Planning and Infrastructure  
469 Wellington Street,  
Perth WA 6000

Reference 851-2-33-2PV6

**14 October 2008**



# Leederville Town Centre Strategy Carr Place Precinct Study

Prepared for the Department for Planning and Infrastructure

August 2008

# contents

- 1.0 Introduction
  - 1.1 Introduction

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- 2.0 Site Analysis
  - 2.1 Existing Land Use
  - 2.2 Building Types
  - 2.3 Streetscapes

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- 3.0 Redevelopment Scenarios
  - 3.1 Preferred Land Uses
  - 3.2 Laneways
  - 3.3 Streetscape
  - 3.4 Setbacks + Overshadowing
  - 3.5 Densities
  - 3.6 Building Heights

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- 4.0 Implementation Strategies
  - 4.1 Scheme Amendments
  - 4.2 Built Form Codes
  - 4.3 Mandatory Affordable Housing Components

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- 5.0 Conclusion



# 1.0 introduction

## Preface

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As part of the implementation of that vision, in 2005 the Town embarked on the development of the Leederville Masterplan, for the central business district. This culminated in the Town's release of the Leederville Masterplan for public consultation in July 2007, encompassing the area bounded by Richmond and Loftus Streets, Leederville Parade and Stamford Street.

At the request of the Minister for Planning and Infrastructure, in November 2007, the Department for Planning and Infrastructure (DPI) facilitated a Leederville Masterplan peer design review. Key recommendations identified through the review process were to assist the Town by providing additional transport analysis, and preparation of precinct plans for the Carr Place residential area and Leederville train station precinct.

In January 2008, the Town and the DPI agreed to an allocation of Local Government Planning Assistance Program (LGPAP) funds for the transport analysis and precinct plan studies to assist in the regeneration of Leederville town centre. The State Government made these LGPAP funds available to the DPI. The intent was to assist local government, through the provision of additional capacity to identify opportunities to increase housing density and diversity; and/ or assess infrastructure capacity and constraints in delivering Network city outcomes for transit oriented developments (TOD) and activity centres.

This Carr Place Residential Precinct Study provides additional planning and design guidelines to augment the Leederville Masterplan with the aim of better aligning it with Network city and TOD objectives.

Specifically, the study suggests scenarios to demonstrate how the precinct could be better redeveloped over time. It is primarily focussed on delivery of greater density and diversity of dwellings, and activation of mixed use and commercial opportunities within the walkable catchment of Leederville train station. The study also provides implementation concepts to assist the Town to achieve improved planning outcomes for the precinct.

The study was overseen by a stakeholder engagement group including representatives and contributions over time from officers of the Town of Vincent, the DPI, Main Roads WA, the Public Transport Authority, and the Water Corporation.

## 1.1 Introduction

The Carr Place Precinct is currently configured in a variety of lot sizes and developed in a mix of single houses, multiple dwellings, and a large number of 'villa style' grouped dwellings. Due to the current planning restraints (predominantly R80) and fragmented ownership within the precinct, redevelopment of the land in recent decades has resulted in inappropriately low density yields for this important strategic location.

The peer design review of Town's Leederville Masterplan identified this precinct as a major opportunity to increase residential population around the town centre, and recommended a system of sliding densities to encourage the amalgamation of smaller land holdings to facilitate their redevelopment for larger-scale multiple dwelling developments with potential for higher yields and densities.



The Carr Place precinct is depicted in the diagram above.

It also identified the precinct as being the residential "engine house" of Leederville, and this study aims to define potential mechanisms to deliver higher density residential development

In order to explore and develop scenarios to demonstrate how the precinct could be redeveloped over time to deliver greater density and diversity of residential redevelopment, an analysis of the precinct's key existing characteristics was undertaken.

This led to the development of alternative schematic options to demonstrate how the Carr Place Precinct could be redeveloped over time, taking into consideration the built form, land use, lot size, pedestrian/vehicular movement and parking. This report is a culmination of the study, documenting the site analysis, offering approaches to redevelopment and outlining a framework to guide redevelopment and enable the implementation of the preferred development approach for the Precinct.

# 2.0 site analysis

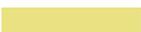
## 2.1 Existing Land Use

### RESIDENTIAL

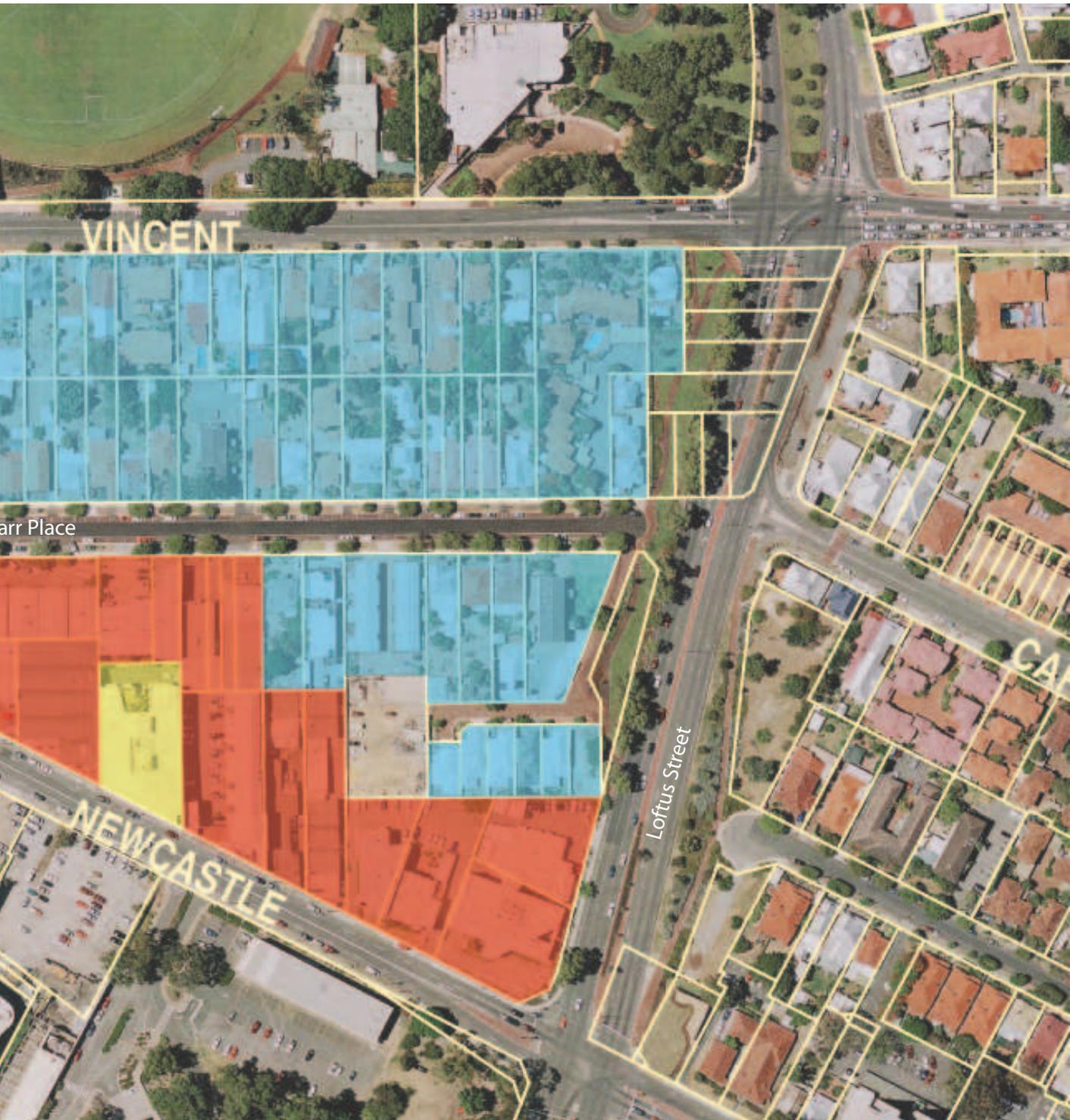
- Currently zoned R80.
- Predominantly within 400 metres of Leederville Train Station.
- General lot size 550m<sup>2</sup>, mostly narrow, with few over 12 metre street frontage.
- Mix of original 1920's and 1930's single housing, 1960's, 1970's and some modern multiple and grouped dwelling developments.
- Multiple and grouped dwelling developments are two and three storeys.
- Single houses are predominately single storey.

### COMMERCIAL

- Commercial developments are predominantly on the southern side of Carr Place.
- Business types include showrooms, real estate agencies, media agencies, furniture manufacturing and vehicle repair workshops.
- A recent 3 storey (plus loft) mixed use development is on the corner of Carr Place and Newcastle Street.
- The majority of commercial buildings are single storey and semi-industrial in appearance with some modern developments.

-  Entertainment/Hospitality
-  Public Car Parking
-  Commercial
-  Mixed Use
-  Residential





# 2.0 site analysis

## 2.2 Building Types

-  Multi Level Apartments (6-14 Dwellings)
-  Old Single Residential
-  4 Dwellings
-  2-3 Dwellings
-  New Single Residential
-  Mixed Use
-  Commercial

3.4 metre wide lane

5.0 metre wide lane



# 2.0 site analysis



# 2.0 site analysis

## 2.3 Streetscapes

Carr Place - Northern Frontage



Carr Place - Southern Frontage



Vincent Street - Southern Frontage



Carr Place cul-de-sac turning head frontage



# 2.0 site analysis

