

# The Future Leederville



## Leederville Masterplan – Progress Report

Town of Vincent  
as at February 2008



# Tonight's Presentation

- 1. Consultation – **Chief Executive Officer**
- 2. Traffic/Transport/Parking Study – **DTS - Rick Lotznicker**
- 3. Civil/Engineering Study - **DTS - Rick Lotznicker**
- 4. Design (Peer) Review Workshop – **DDS - Rob Boardman**
- 5. Discussions with DPI – **DDS - Rob Boardman**
- 6. Design Guidelines Study – **DDS - Rob Boardman**
- 7. West Perth Urban Regeneration Study – **DDS - Rob Boardman**
- 8. Additional DPI Studies – **DDS - Rob Boardman**
- 9. Water Corporation Masterplan-Update – **DDS - Rob Boardman**
- 10. Revised Indicative Timeline – **Chief Executive Officer**
- 11. “The Way Forward”- **Chief Executive Officer**
- 12. Property/Marketing - **Ian Mickle - Colliers**



## Consultation / Advertising -

- The Leederville Masterplan brochure was distributed to 15,772 properties within the Town in July 2007.
- In addition, 500 brochures were obtained directly from the Town and its website.
- One hundred and eighty (180) responses were received including eleven (11) responses from government agencies and key stakeholders and five (5) submissions received after consultation closed on 31 August 2007.
- During early/mid July 2007, the Chief Executive Officer conducted four (4) presentations. One session was targeted at business proprietors in the area. Approximately twelve (12) persons attended each session.

# Consultation / Advertising – Source of Response

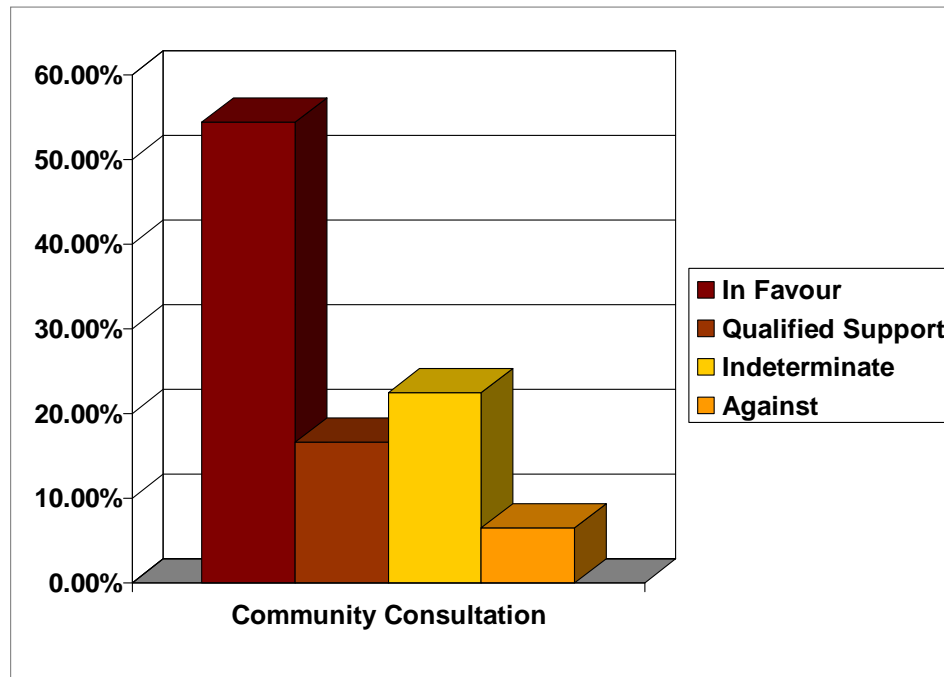
Leederville Resident/ Ratepayer	Business Owner in the Leederville Business Area*	Vincent Resident/ Ratepayer ( <i>outside of Leederville</i> )	Outside of the Vincent Area	Unknown	Precinct Groups	
60	5	87	9	6	2	No. (Total=169)
35.5%	3%	51.5%	5.3%	3.5%	1.2%	% of Total Responses (Total=100%)

# Support / Opposition

A general summation of whether the Leederville Masterplan Concepts were met favourably or unfavourably:

In Favour	Qualified Support	Indeterminate	Against	
92	28	38	11	No. (Total=169)
54.4%	16.6%	22.5%	6.5%	% of Total Responses (Total =100%)

Combined "In Favour" and "Qualified Support" is **71%** of respondents.



# Who Responded / Position - Summary

Respondent (Total No. of Responses)	In Favour No. (%)	Qualified Support No. (%)	Indeterminate No. (%)	Against No. (%)
Leederville resident/ratepayer (60)	33 (55%)	6 (10%)	14 (23.3%)	7 (11.7%)
Business owner (5)	4 (80%)	0	0	1 (20%)
Vincent resident/ratepayer (87)	45 (51.7%)	19 (21.8%)	17 (19.6%)	6 (6.9%)
Outside Vincent (9)	8 (88.9%)	0	1 (11.1%)	0
Unknown (6)	1 (16.7%)	1 (16.7%)	4 (66.6%)	0
Precinct Groups (2)	0	2 (100%)	0	0



# The Main Issues

Key Theme	Character and Height	Transport and Access	Parking	Sustainability	Land Uses
No. of Respondents that raised an issue relating to the key concerns	91	37	24	24	9
Percentage of Total that raised an issue relating to the key theme *	54%	22%	14%	14%	5%



# Key Themes of Consultation

A number of key themes were consistently presented, including the following:

- Desire for the "village feel" and character of Leederville to be retained.
- All new development should include environmental objectives and be built in a sustainable and eco-friendly way.
- Parking is a major issue and needs careful planning (mix of respondents wanting more parking included, some less; some for multi-storey, some against).
- Public transport needs to be greatly improved in the area (to encourage TOD; CAT buses and light rail were suggested; train station revamp suggested).
- Traffic congestion and the associated noise pollution may worsen - which needs to be managed.
- The "Piazza" idea was generally well received – desire for it to be a piazza in the true European sense with street theatre, live bands etc.
- Need for "green space" and playgrounds, etc, more landscaping should be included.
- A small number of respondents suggested weekend markets be held in the area.





# Key Themes

- Building design should be "cutting-edge" and in keeping with the character and history of the area.
- The skate park is an integral part of Leederville and should be retained.
- Protection of existing trees and heritage buildings needs to be managed.
- 'Icon' buildings needed to be at the pinnacle of design and be truly iconic in style.
- There was no definitive opinion on the maximum height of buildings – suggestions ranged from 2-3 storey limits to 24 storey plus.



# Traffic & Services Report

Connell Wagner were engaged to prepare a Traffic & Services Report as follows to look at the following:

- Services
- Drainage & Water management
- Traffic generation & Distribution
  - Pedestrian & Cyclist Network
- Public Transport
- Parking
  - Bicycle parking
- Staging of Works
- Items to include in development guidelines



## SERVICES

- The existing service infrastructure is adequate to support the new developments
- The exception is Western Power, as network reinforcement works are anticipated.
- Apply for a works quote and budget cost for connection from Western Power should occur. (This could be reapplied for annually as the capacity is expected to change over the coming years).
- Continue dialogue with the service authorities so they are aware of the scope and demand from the proposed developments so they can incorporate the demands into their planning for the area.



## **DRAINAGE & WATER MANAGEMENT**

- On site detention for a 1:10 year event, as per current Town policy, be utilised for the rezoning of the residential area.
- Consideration to provide an attenuation option as an alternative to detention for multi-storey developments with basements.
- Consideration to include 50 % of the wall area for multi-storey developments of a certain height when assessing attenuation of flows.
- Completion of a drainage study to confirm the Oxford Street precinct can cater for the 1:10 year and 1:100 year flows.
- Ongoing installation of sediment traps and soak wells in the road system
- Implementation of bioremediation features in the streetscape, (where possible), to improve nutrient stripping over the use of straight soak wells.



## TRAFFIC GENERATION & DISTRIBUTION

- The existing road network should be left unchanged
- The proposed changes to the Vincent Street / Oxford Street is supported (refer following slide)

### PEDESTRIAN & CYCLIST NETWORK

A pedestrian link from **Oxford Street to the Food Market Precinct**, as an extension westward to Newcastle Street, should be provided.

The link should operate at night so that patrons of the entertainment precinct could use it to access the car park.

A north-south pedestrian link between **Carr Place and Vincent Street** should be provided to increase the permeability of the area. (not make this a vehicular access).

A pedestrian connection between **Newcastle Street and Carr Place** should also be provided.



27.6

OXFORD ST

Filter  
arrow

15.7

16.2

16

VINCENT STREET

NO  
Right  
TURN

24.9

NTS

14.9



## **PUBLIC TRANSPORT**

- An east west bus link, through the Town of Vincent, should be provided.
- The entry to the station should be made more inviting and visible, with set down and pick up arrangement.
- The CAT bus system should be extended into the area.

## **PARKING**

- The Town of Vincent should continue applying the rates given in its Parking and Access Policy.
- Long term, commuter parking, should be discouraged with the continued use of timed and paid parking.



## BICYCLE PARKING

- The requirements for bicycle parking should be increased in the Parking and Access Policy.

For the commercial premises:

A minimum of one female shower and one male shower, located in separate change rooms.

Additional shower facilities to be provided at a rate of one female shower and one male shower for every additional five bicycle parking bays, to a maximum of 10 female and 10 male showers per development.

End of journey facilities should be located as close as possible to the bicycle parking facilities.

The change rooms to be secure facilities capable of being locked.

A locker to be provided for every bicycle parking bay provided.





## **STAGING OF WORKS**

The staging of the developments on the Town's land should take into consideration the need for the new car parks as the first priority and the need to relocate the telecommunications tower.

# ITEMS TO INCLUDE IN DEVELOPMENT GUIDELINES

## Bicycle parking Requirements

Use Class	Employee Bicycle Parking Space	Class	Visitor/Shopper Bicycle Parking Space	Class
Office	1 space per 100 square metres gross floor area	1 or 2	1 space per 750 square metres over 1000 square metres	3
Retail Premises - shop	1 space per 150 square metres gross floor area	1 or 2	1 space per 200 square metres	3
Residential Building	1 space per 4 units plus 1 space per 4 units	2 1	1 space per 16 units	3

For the commercial premises:

- i) A minimum of one female shower and one male shower, located in separate change rooms.
- ii) Additional shower facilities to be provided at a rate of one female shower and one male shower for every additional five bicycle parking bays, to a maximum of 10 female and 10 male showers per development.
- iii) End of journey facilities should be located as close as possible to the bicycle parking facilities.
- iv) The change rooms to be secure facilities capable of being locked.
- v) A locker to be provided for every bicycle parking bay provided.



# Design Review Workshop – 22 November 2008

- Attended by key urban design professionals and stakeholders.
- Consider the strategic planning and urban design objectives for Leederville.
- Review the draft Leederville Masterplan.
- Establish agreement on key actions required to progress the Masterplan



# Design Review – Key Issues

- Improve integration and design of town centre with Leederville Station.
- Improve access and parking.
- Achieve greater residential density and diversity in Carr Place.
- Improve Water Corp, train stn and town centre connections.
- Introduce affordable/social housing mechanisms.
- Investigate options to retain HQ skate park.
- Inclusion of S/E portion (Loftus/Aberdeen Streets) in overall plan.
- Need to include youth in design process.
- Explore potential redevelopment opportunities on southern edge of Richmond Street.

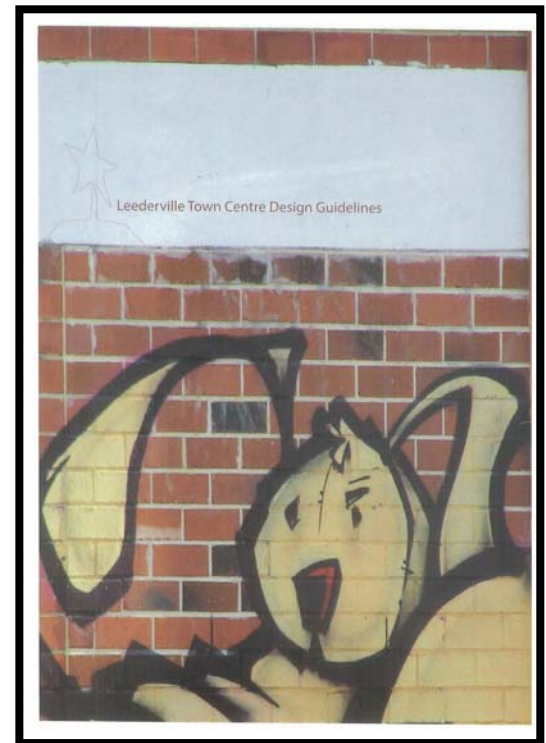


# Design Review Key Design Principle Recommendations

- Transport Study to incorporate provision of a bus link and 'transit plaza' at the train station.
- Redesign train station and town centre connections.
- Residential density and diversity outside the Masterplan area.
- Increase intensity of development in Carr Place and Vincent Street.
- Ease traffic at western end of Vincent Street.
- Treatment of Oxford/Newcastle Street Retail Precinct and rear of Oxford Street (lane development).
- The civic park creates a lack of continuity, reconsider park's location.
- Retain skate park within the town centre and close to train station.
- Develop active and continuous street edge to TAFE frontage.
- Water management opportunities with Water Corp.

# Built Form Guidelines

- Guidelines to be closely aligned with the Masterplan and the primary planning mechanism.
- 1st Draft Received 22 Nov 2008.
- 2nd Draft Received 31 Jan 2008.
- Final Draft anticipated 20 Feb 2008.





## LG Planning Assistance Program – Further Studies

- \$100,000 to assist the Town in updating the Leederville Masterplan.
- Design and Built Form Guidance for Carr Place – maximum density and diversity within walkable catchment of train station.
- Design Guidance for Train Station – safe, legible comfortable and convenient connections with urban areas.
- Additional Transport Analysis – confirm ancillary public transport (bus and CAT) servicing requirements.
- Strategic focus on Carr Place and Leederville Station Precincts and address transport issues across the Masterplan area.
- Outcome of Project – additional planning and design to augment Masterplan and ensure it is consistent with Network City objectives.

# Further Studies – Stages

Stage	Objective/Major Deliverable	Indicative Start Date	Indicative End Date	Budget
Procurement of Consultants	Brief/Scope	3 Jan 2008	31 January 2008	
Carr Place Guidelines	Draft Report	1 Feb 2008	30 May 2008	
	Final Report	30 May 2008	30 June 2008	\$40,000
Leederville Station Precinct	Draft Report	1 Feb 2008	30 May 2008	
	Final Report	30 May 2008	30 June 2008	\$50,000
Ancillary Transport Study Brief	Draft Study Brief	3 Jan 2008	30 April 2008	
	Final Study Brief	30 April 2008	30 May 2008	\$10,000
Final Report	Submission to WAPC and Town of Vincent		30 July 2008	
Total				\$100,000



# Aerial Photo



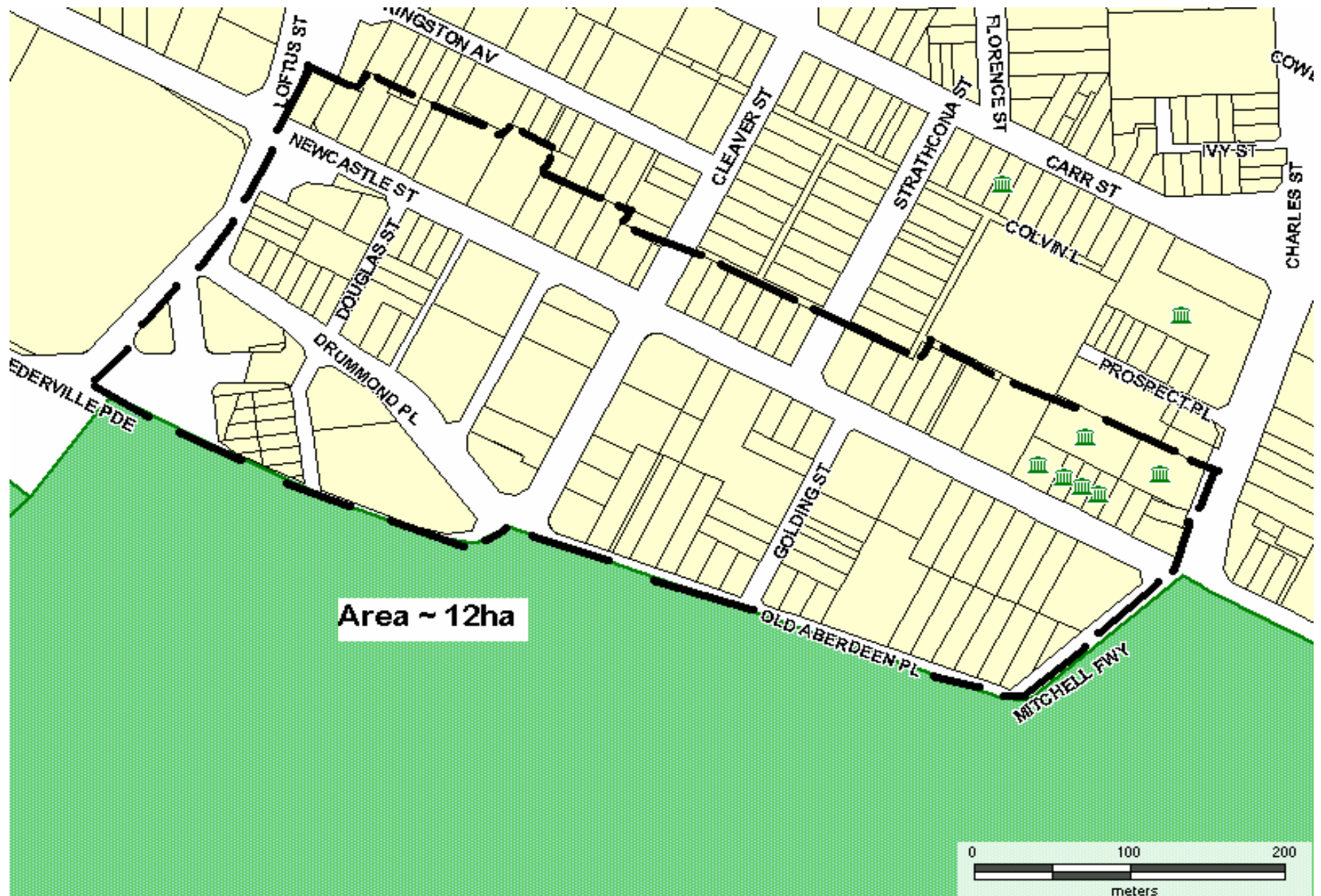


# Aerial Photo- Area Proposed for Urban Regeneration





# Area Proposed for Urban Regeneration





# West Perth Regeneration Masterplan

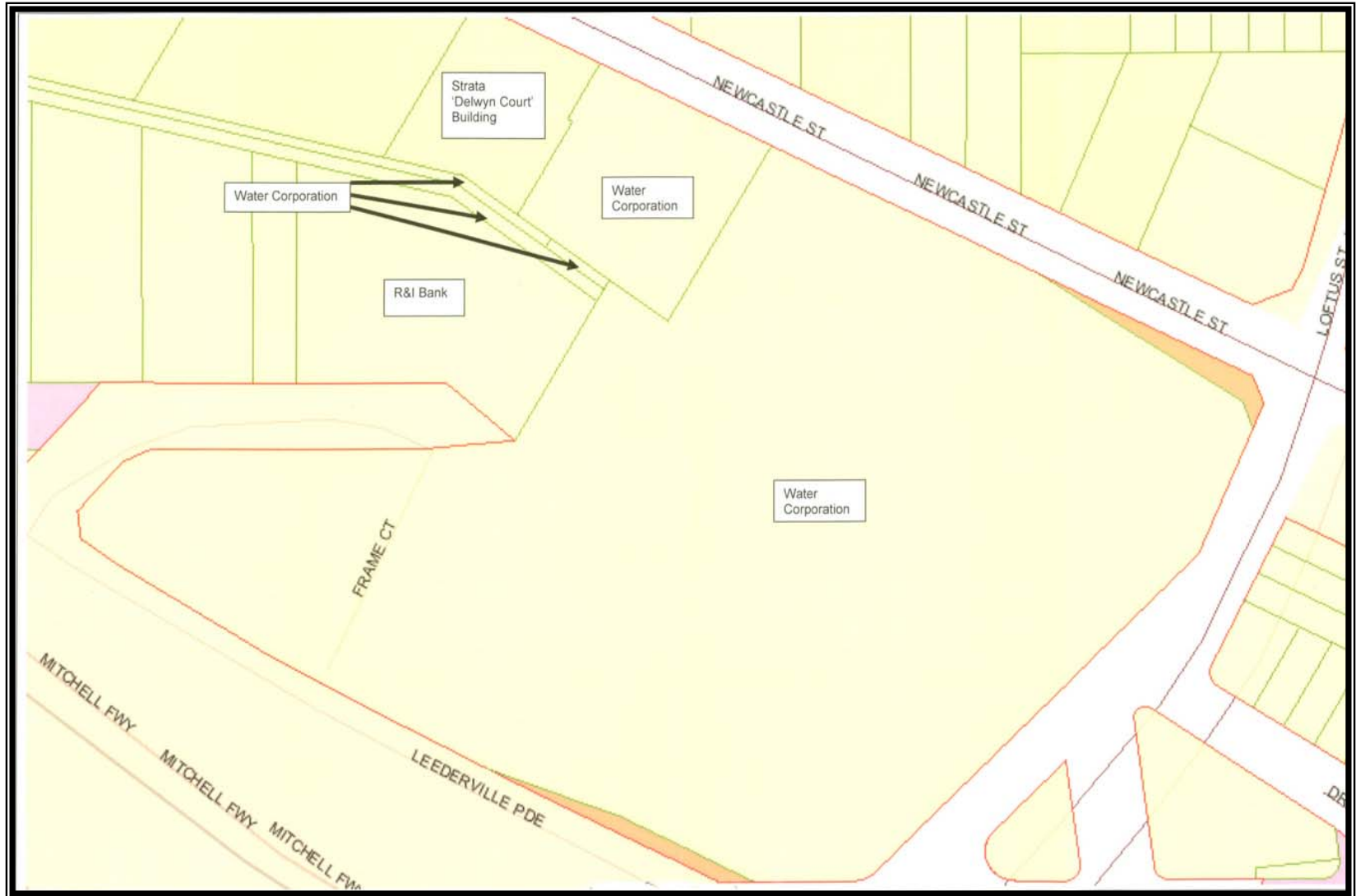
- Pracsys have completed financial and demographic study and assembled a list of key stakeholders.
- Yield analysis completed over three density scenarios to feed into land valuation.
- Analysis of land use changes and land value.
- Strategies to link developer contributions to the upgrade of the public realm.
- Discussion of options and analysis drawings anticipated in the week ending 22 Feb 2008.
- The Consultants consider that a comprehensive public consultation process should be discussed after Council endorsement.







# Water Corporation Masterplan





# **Water Corporation Masterplan**

**Information –**

**“Commercial in Confidence”**



# Indicative Timeline

STAGES	INDICATIVE DATES
Stage 1 - Concept Design	Completed
Stage 2 - Due Diligence of Concept Designs	Completed
Stage 3a – Appointment of Principal Consultants Tenders	Completed
Stage 3b – Water Corporation Study	
<ul style="list-style-type: none"> <li>Space planning and consultation with Water Corporation Stakeholders to establish current, mid-term and long term Masterplan for Water Corporation site</li> </ul>	January-December 2007 ( <i>Currently in progress</i> ) and awaiting response.
<ul style="list-style-type: none"> <li>Input into Leederville Masterplan</li> </ul>	In progress
Stage 4 – Town of Vincent and Community Consultation Strategy	
<ul style="list-style-type: none"> <li>Presentation of Draft Expanded Leederville Town Centre Masterplan to Town</li> </ul>	Completed
<ul style="list-style-type: none"> <li>Presentation of <u>Final</u> Concept – Leederville Town Centre Masterplan to Town</li> </ul>	Completed
<ul style="list-style-type: none"> <li>Creation of Communication Strategy</li> </ul>	Completed
<ul style="list-style-type: none"> <li>Community Consultation</li> </ul>	Completed-17 July – 31 August 2007

# Indicative Timeline (.../cont)

STAGES	INDICATIVE DATES
<b>Stage 5 – Disposal of Land (Expression of Interest (EOI) and Tender Process)</b>	
▪ Council approval of Delivery Model-Preliminary	<b>Completed</b>
▪ Preparation of EOI Documentation	March– April 2008
▪ Advertise EOI ( <i>6 week process</i> )	April – May 2008
▪ Evaluation of EOIs (Design, Financial, Objectives)	May – July 2008
▪ Preparation of Request for Tender Documents	August-September 2008
▪ Council Approval of Request for Tender Documents	September 2008
▪ Advertise Request for Tender ( <i>12 weeks</i> )	October – December 2008
▪ Evaluation of Tenders	January– March 2009
▪ Council Approval of Tenderer(s) (JV Partners)	<b>April 2009</b>
▪ Preparation of JV Documentation	April – July 2009
▪ Preparation of Business Plan for Major Land Transaction	August - September 2009
▪ Council Approval of Business Plan Documents	September 2009
▪ Advertise Business Plan / Major Land Transaction ( <i>6 weeks</i> )	September – November 2009
▪ Consideration of Business Plan Submissions	October – November 2009
▪ Council Decision of Major Land Transaction Business Plan to proceed (or discontinue with Major Land Transaction) (Council decision to proceed to Design / Implementation Stage)	<b>November 2009</b>

# Indicative Timeline (.../cont)

STAGES	INDICATIVE DATES
<b>Stage 6 – Preparation of Design Plans and Subdivision (in conjunction with JV Partner)</b>	December 2009 – June 2010
<ul style="list-style-type: none"><li>▪ Detailed Public Realm Design</li><li>▪ Preparation of Design Guidelines</li><li>▪ Preparation of Detailed Civil Design</li><li>▪ Preparation of Landscape Plan – Themes</li><li>▪ Preparation of Subdivision Documentation</li><li>▪ Presentation to Council for Approval of above</li></ul>	
<b>Stage 7 – Development / Implementation</b>	<i>July 2010 onwards</i>
<ul style="list-style-type: none"><li>▪ Preparation of necessary Request for Tender Documents for Construction / Implementation</li><li>▪ Implementation / Construction</li></ul>	



# The Way Forward

1. Need to resolve the following:

- Design and Built Form Guidelines.
- Maximum Height Restrictions.
- Parking and Access Requirements.
- Future of Cullity Building (Heritage).
- Disposal of land – whether it is staged or not

Subject to the above, submit report to Council March/April 2008.

# The Future of Leederville



## Questions and Comments