

Amendments to Leederville Masterplan Built Form Guidelines

At its Special Meeting held on 16 March 2009, the Council resolved to adopt the Draft Built Form Guidelines, pursuant to Clause 47 of the Town of Vincent Town Planning Scheme No.1, to assist in the development and implementation of the Leederville Masterplan, subject to being amended as follows;

- (a) the YMCA HQ Facility being incorporated into the Oxford Town Square Precinct;
- (b) the location of the heritage-listed Olive Trees at No. 1 (Lot 34) The Avenue being incorporated into the Oxford Market Precinct;
- (c) a transitional zone from commercial to residential detailing preferred land uses and a ratio of land uses being incorporated into the Carr Place Residential Precinct;
- (d) the existing laneway between Vincent Street and Carr Place being recommended as widened to 6 metres;
- (e) introduce sliding residential densities and corresponding sliding maximum building heights into the Carr Place Precinct to encourage higher density development;
- (f) include provisions for the 2.0 metre setback from Vincent Street in the Carr Place Precinct;
- (g) incorporate a more staggered setback approach for buildings greater than two storeys fronting Carr Place in the Carr Place Residential Precinct;
- (h) incorporate provisions for vehicular access for redevelopment in the Carr Place Residential Precinct;
- (i) demonstrate a new pedestrian overpass and new civic/space mixed use development to create an improved entry point in the Oxford Markets Precinct;
- (j) height of the icon towers proposed in the Oxford Markets Precinct and the Oxford Town Square being changed from 16 to 24 storeys to a minimum of 8 storeys and a maximum of 16 storeys;
- (k) incorporate a provision that all development of land abutting heritage listed properties in the Oxford Street Precinct to be assessed with due regard to the Town's Policy relating to Heritage Management Development Guidelines No. 3.6.1 and the State Planning Policy No. 3.5 relating to Historic Heritage Conservation;
- (l) incorporate a provision that all development within the Oxford Street Precinct (south) requires a detailed site analysis to provide a contextual overview of the impact on the existing scale, form and bulk of the buildings addressing Oxford Street;

- (m) include reference to the Town's Noise Abatement and Sound Attenuation Policies in the Carr Place Residential Precinct and the Entertainment Precinct;
- (n) include provisions relating to shade and shelter in the Oxford Town Square and other references made to the public realm; and
- (o) include provisions for a minimum requirement for the icon towers in the Oxford Markets Precinct and the Oxford Town Square to have a minimum 5 star green building rating.