



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

LEEDERVILLE MASTERPLAN

Leederville Train Station Precinct Study

14th 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 Leederville Station Precinct Study provides additional planning and design guidelines to assist the Towns of Vincent and Cambridge and other relevant agencies to further develop the planning of the precinct, and better align it with Network city objectives.

This study suggests scenarios to demonstrate how the precinct could be better redeveloped over time. It is primarily focussed on improving the environment and efficiency of this public transport hub for patrons and the town centre users in general; increasing 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 Towns of Vincent and Cambridge to achieve planning outcomes for the precinct.

The study was overseen by a stakeholder engagement group including representatives and contributions over time from the officers of the Towns of Vincent and Cambridge, the City of Perth, 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

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Leederville Town Centre Strategy
Leederville Station Precinct Study

Prepared for the Department for Planning & Infrastructure

August 2008



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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 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, encompassing 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. Its key recommendations were to assist the Town by undertaking additional transport analysis, and preparation of precinct plans for the Carr Place residential area and Leederville train station, including the western half of Leederville Station catchment bisected by the Mitchell Freeway and located within the Town of Cambridge.

In January 2008, the Town of Vincent 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 development (TOD) and activity centres.

This Leederville Station Precinct Study provides additional planning and design guidelines to assist the Towns of Vincent and Cambridge and other relevant agencies to further develop the planning of the precinct, and better align it with Network City objectives.

Specifically, the study suggests scenarios to demonstrate how the precinct could be better redeveloped over time. It is primarily focussed on improving the environment and efficiency of this public transport hub for patrons and town centre users in general; increasing 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 Towns of Vincent and Cambridge 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 Towns of Vincent and Cambridge, the City of Perth, the DPI, Main Roads WA, the Public Transport Authority, and the Water Corporation.

1.1 Introduction

An analysis of the station's operations and the characteristics of its immediate 400 metre catchment were undertaken, in order to explore and develop scenarios to improve the integration of Leederville Station with its surrounding urban catchment.

This led to the development of a number of schematic options to demonstrate how the Leederville Station Precinct could be redeveloped so as to achieve that aim. This report is a culmination of the study, documenting the site analysis, offering redevelopment scenarios and outlining strategies to implement possible design and development approaches for the Precinct.

