

Leederville Placecheck

Saturday 18 September 2004

What is a Placecheck?

Placecheck is a system originating from the Urban Design Alliance, a UK based organisation, which helps groups of people and organisations find a way forward to improve their neighbourhood or town centre in a systematic way. A placecheck is a method of assessing the qualities of a place, showing what improvements are needed, and focusing people on working together to achieve them.

In the case of Leederville, your involvement, comments, ideas and analysis of the area will feed directly into the formulation of a Leederville Masterplan as well as setting the direction for town planning into the future.

Placecheck Notes:

Nominate a question reader.

Nominate a note taker who will record the group's answers to the listed questions.

Commence the walkabout (a route map is attached) by asking the 3 basic questions then work through the detailed questions.

Concentrate discussion on issues relevant to the area and be realistic. Please note in your responses the street number or location of properties that you are referring to.

3 Basic Questions of a Placecheck

What do you like about this place?

Activity, people on the streets, walking and sitting

What do you dislike about it?

What needs to be improved?

Roads, footpaths a bit

The following checklist should help people understand each other's points of view, and serve as a useful starting point for discussing the issues and finding common ground.

1.Connecting Places

How can the physical form of buildings and spaces help to make the place work better?

1.a - A place with its own identity

Natural features - *Which green areas and open spaces are important to conserve and emphasise?*

***Oxford Street Reserve valuable, aesthetically pleasing
Opportunity to green up in front of freeway
Opportunity to landscape The Village and make it more inviting.***

***Oxford st reserve
Vacant block by Water Corp reserve critical to future development of car park
Mature salmon gums on verge, Leederville Parade***

***Street trees are important. Retaining existing
Entry corner Vincent/Leederville Parade could be emphasised
Oxford Reserve - if more happens immediately around it.***

Large-scale planting - *Where would large-scale planting usefully provide shelter from the wind or shade from the sun?*

***Wind not an issue.
Sound a problem - planting along freeway.
Possibility of large-scale trees on Vincent Street.***

Footpaths, carparks, parks

***Block out freeway. More trees between buildings - in vacant spaces
Oxford St north of Vincent
Vincent St between Oxford and Leederville Parade***

Valued buildings - *Which existing buildings and structures are important to conserve?*

Greens Building at rear, Luna, corner building, Hotel. Anything pre-World War 1. Some of the little shops on western side.

Greens and Co, Kailis Bros, Luna Theatre, Post Office buildings along Oxford st, former RAAF quarters

Pub, cinema post office, Fibber McGees, travel Duende (new building)
Rather - remove some of single storey without character and replace with taller buildings

Local style - Are there local building forms, practices and materials that should inspire what is built today?

Awnings and shops built to footpath.

Heritage buildings

Duende

post depression, between the uses, party wall, cheapy stuff

Scale - Does the area have a general scale of building that should be followed for most new development?

Generally 2 storey.

Take scale from Hotel or Luna Cinema.

Depending on location Duende building works well - doesn't overshadow.

2 storey generally commercial some 3 storey as Luna/RAAF

Redevelopment is good with increase in height near train station

petrol station corner on Vincent street should go

currently 1-2 storey but should not define future character. We thought the 3 1/2 storey Duende was good but realise it was in a good space (special site)

Oxford St could support multi-storey

Skylines - Are there distinct skylines (or opportunities to create them) that development should respect?

Hotel

Luna

Post Office

Star on the pub, tops of trees. After the walk not much stood out in our minds.

Public art - Are there places where works of art (such as sculpture, paving, water features and lighting) could enhance the place's character and sense of identity?

In footpaths.

Large buildings (walls), rear of Greens Building, Dewsons Supermarket.

In infrastructure - bins, street lights.

High standard - professional.

Refer RAAF re-development

**street corners and frontages, footpaths and parks
noted great opportunities - there's not much
anywhere/everywhere - must be locally relevant median
noted sculptural form of the trees - medians and Leederville Parade**

1.b - A place with living streets

Public or private space - Is it hard to tell whether some pieces of land are public or private space? If so, how can the distinction be made clear (for example, by maintaining the line of buildings along a street, or by walls, fences, railings, gates, signs and paving)?

**Clear footpaths, cycle paths, pedestrian crossings to make it clear where people can go.
Not signs. Change colour of asphalt etc.**

And landscaping

Why would you want to? We want to blur the distinction yes it is hard to tell

Gap sites - Are there places where a gap in an otherwise continuous line of building frontages along a street detracts from the street's quality? If so, how might the gap be filled? Alternatively, how might a usable, attractive space for pedestrians be created there?

**Gaps around the pub.
Rear facing to car park along Leederville Parade.
Supermarket doesn't fit in well.
The Village.**

**Vincent Street - buildings to street
Between ex-liquor store Leederville Hotel and current devt next door**

**Car park in front of Mongolian/veterinarian (Oxford Street)
Back of Leederville Hotel, old bottle shop site on Vincent**

Facing the street - Are there places where the street would be livelier and feel safer if a building had windows or doors on to the street, rather than presenting a blank facade?

**Blank thing next to pub.
Supermarket.
Anything with a blank wall.**

**Not really - Bankwest/Luna buildings a bit unwelcome but more to do with use/hours of operation
Except ex-bottle shop to Leederville Hotel**

Bank on corner of Vincent/Oxford, Dewson's - around the carparks Avenue and near HQ

1.c - A public place

Taming the traffic - *Are there streets and street junctions that could be made to feel more like public spaces (by traffic calming, for example), rather than just traffic routes?*

Yes, absolutely.

Leederville Parade/Oxford Street a problem.

Newcastle/Oxford Sts - ban trucks, reduce flow, consider roundabout, part closure.

Oxford/Vincent Sts - improve turning.

Vincent St near Service Station - centre island, dangerous cars turn.

Carr St/Vincent St, possible roundabout, 'mainstreet' Vincent Street and undergrounding of its powerlines

Oxford street

Functionality

Is Oxford Street's layout fit for its purposes or are there reasons to partial traffic closure and pedestrianisation?

Definitely could be improved. Purpose local traffic.

Have considered temporary or permanent closure of Oxford Street between Leederville Parade and Newcastle and/or Newcastle to Vincent.

Explore options to include more pedestrian activity eg: mall

Nice to have better balance for pedestrians

Mall in evenings, wider footpaths, still retain some kerbside parking

Overlooking - *Are there places where streets, footpaths and open spaces would feel safer if buildings overlooked them?*

All blank facades.

Road between Hip-E-Club and Niche.

Car park behind Greens.

Far end of car park (nearer Water Corp).

Ex-liquor store, back Leederville Village, Carr Place generally

Around HQ carpark; Avenue carpark

Living over shops - *Is there potential for living over shops to provide inhabited rooms overlooking streets and to encourage evening activity?*

***Possible along western side of Oxford Street.
No undies hanging on railings.***

***Yes eg ex-service station site corner Carr Place/Vincent Street -
good example***

***Above Duende is a good example
There is lots of potential***

Third Places - *Third places are generally those public places, apart from work and home, where people can come together. Are there any opportunities to create a third place within Leederville?*

***Park too close to road - fencing play area?
- new equipment.***

Water feature somewhere?

Another green area towards Vincent/Newcastle.

Provide seating area that is separate from café alfresco.

Pretty well catered for mall option for Oxford Street and rear of Leederville Village or as Rokeby Rd, Subiaco ie: slow speeds/integration of traffic and pedestrian movements

Leederville is one big 3rd place

Only clear spot is Oxford Reserve - would be better with more surrounding shops (would block noise etc)

Ground floors - *Can ground floors be made livelier by providing entrances, windows and active uses (giving interest to passers-by and allowing the street to be overlooked)?*

-

Yes definitely, and can use landscaping

Generally they are pretty good

See answer about bank and Dewsons

Safety and security - *What else needs to be done to make the place safer and its properties more secure?*

All properties to have active street frontages. Check that lighting adequate in all car parks.

Some improvements to lighting, especially rear lanes extended trading to promote people movement eradicate 'hiding places'

Oxford Street is safe because people are around - carparks are unsafe

Car parks - *Are there places where a car park provides the immediate frontage to a street, and where the street would be improved in appearance and for pedestrians by a more active use?*

Leederville Parade Car Park either:

- 1. Shops face onto car park, and/or**
- 2. Redevelop car park - multi storey with commercial uses.**

Leederville Village complex - *remove some or all car parking and introduce landscaping strip directly abutting street*

Vet/Mongolian block

Leederville parade

Newcastle opposite Duende; Leederville Hotel

Open space - *Is there any public or open space that is not used for anything? How can it be made usable?*

Freeway Reserve - *better planting.*

Drain Reserve - *built over*

- bollards so only a walkway

- murals to enliven.

Corner Leederville Pde/Vincent St *eg planting*

Entrance cnr Vincent /Leederville Pde

Shelter - *What places inadequately provide weather protection for pedestrians and what can be done about it?*

Need continuous awnings on Oxford Street.

All shops built to footpath with awnings.

Vincent Street

Oxford is generally good. Buildings that are set back - need awnings

(Eg Thai Restaurant on Newcastle) is example

Footbridge to station

Detail - *Which buildings lack interesting detail, particularly at ground level where people see it close at hand?*

Supermarket.

Bank.

Blank wall beside pub.

Ex liquor store western power transformer site - Leederville Village - **tops of buildings, colours, textures**

Needs total re-look and the bins are too large - convenient for collectors not pedestrians

Art - *Are public art and well-designed street furniture needed to give identity and interest to public spaces?*

Yes.
always

Street life - *Do public spaces need to be adapted to accommodate local economic, social and cultural life as tourism, night life, eating, entertainment, sport, sitting-out, promenading, religious practices and retailing)?*

Yes - make footpaths wider to help alfresco dining.

Yes - works well now

Its already there (trick question?)

Planting - *Where can trees, shrubs or hedges be planted to form views, provide shelter, give spaces a sense of enclosure, soften or screen unattractive buildings and other structures, provide seasonal variety, and attract wildlife?*

Freeway planting.
Possibly on Vincent Street (centre or edge?).
Car Parks.

Car parks, where seating is provided, Vincent Street, mall

Done before - Luna, Oxford etc
More along Vincent between Oxford and freeway

1.c - A welcoming place

Landmarks - *Are new landmarks (buildings, works of art or other features) needed to create or improve views, and help people find their way around?*

No more signs.
Delineate corner - encourage corner developments.

They help eg. Leederville Hotel (star on top)
Train station
Plaques or signage to promote heritage buildings

Enough there - could have more art work
Entry statement is a service station.

Views - *Are there places where views need to be opened up?*

Water Corp reserve - connection through Leederville Village - Vincent Street to Leederville Pd

Views of what - N/A

Corner buildings - *Are there places where a new corner building could provide a useful landmark?*

R & I Bank site)

Petrol Station site) Whole strip including supermarket.

Redevelop petrol station

Kailis - Oxford reserve

Gateways - *What can be done to mark places that act as gateways to particular areas?*

Vincent Street western end - if redeveloping supermarket to match other side.

Vincent Street east - gap between Council building and Oxford St.

Landscape, signage

Works of art (eg service station)

Civic buildings - *Are there public spaces that would be visible and accessible locations for public and community buildings?*

Don't need any more - already quite a lot.

Not really - carpark and other land such as skate park would benefit

Close enough already

Entrances - *Are there buildings whose functions should be made more obvious to passers-by, or whose main entrances should be more easily identifiable?*

-

No

Dewsons

Lighting - *Are there places that need better lighting to help people find their way around, to highlight landmarks, to show off attractive buildings, or to disguise eyesores?*

Car parks. heritage buildings

Perhaps lighting up of trees etc (Leederville Pde)

Signage - *Are there places where more or better signs are needed?*

No more signs.
Remove some.
Parking signs difficult to understand.
No

1.d - An adaptable place

Events - *Are there public spaces that should be made more easily adaptable for markets, festivals and other events?*

Footpaths level with roads to make weekend / festival closures easier.

Works well now

Carpark near HQ
TAFE Oxford Street itself

Reserved sites - *Are there sites that should be reserved for facilities (such as shops, leisure, community or workspace) that it might be possible to provide at a later date?*

Leederville Village - link to skate park and Oxford Street reserve

Loose fit - *Are there places where it is important that new buildings are not tightly designed to a very particular use, so that they can be adapted later to any one of a variety of future uses? (Floor-to-ceiling heights, building materials, and the design of ground floors and street-corner buildings may be important.)*

Carr place
Universal principle

1.e - A place with variety and choice

Mixed uses - *How can new development or other improvements make possible a mix of compatible uses and tenures to help make the place one where people live, work and play?*

(This might include flats above shops, or workshops in residential areas.)

Perhaps provide housing above shops?
Shop top housing

1.f - A place that makes good use of its resources

Energy - *How can new and existing buildings minimise their use of energy?*

(This may involve matters such as how buildings face the sun, how they are sheltered from the wind by the slope of the land, trees, and other buildings, and how they are constructed.)

Sustainable refilling.
Universal principle

Design, orientation

Land - *Are there buildings, sites or areas that are underused? What would help bring them into use, and what might they be used for?*

The Village and others.
Carparks - most single storey developments

Council properties - integration of uses (carpark decked), residential and commercial

Building materials - *What suitable building materials are available from local and/or sustainable sources?*

Build with whatever materials you like as long as good quality.

Brick, clay, sand, Donnybrook and Toodyay Stone, gravel, bluemetal

2. Connecting Movement

2.a - Public transport

Density - *What can be done to ensure that the density of development is highest where access to public transport is best?*

Redevelop Leederville Parade Car Park.
Higher density devt - near transport nodes - area bounded by Richmond, Loftus, Leederville Pde and Vincent Sts

Zone it for higher density
Encourage 3 storey if they propose 2 storey
Reduce car parking requirements

Bus stops - *Are there bus stops that need to be more conveniently sited, made safer and lit better?*

Well provided for
Don't need stop right outside Cino's.
Could relocate 15 to Vincent Street.
Every stop should have a shelter which is well lit and provides space for pedestrians

2.b - Pedestrians

Connected spaces - Are there public spaces that need to become part of a route that is well used by people on foot?

**Better clearly marked pedestrian crossings on Oxford Street.
Some businesses have blocked off footpath Efe's.**

Pretty good - footpath link - Leederville Oval to Rec Ctr and Admin Ctr a good idea

Streets for feet - Are there streets that seem to have been designed solely with vehicles in mind, which need to be adapted as places for people on foot (by calming traffic or widening pavements, for example)?

**The Village.
All of them - Oxford Street is more crossable with median island.**

Vincent St still; Loftus Street

Pavements - Are there pedestrian routes that need to be made more even and non-slip, clearer to recognise, better lit and less cluttered by street furniture?

**Widen footpaths on Oxford Street to allow space for alfresco, bins, parked bikes.
Several existing slab paths need to be upgraded - wider footpaths where possible**

2.c - Routes

Connected routes - Are there roads or footpaths that need to be better connected into well-used routes, so that the presence of more people makes them feel safer?

**The Village.
Vincent Street, Water Corp Reserve**

Cycling - What needs to be done to encourage cycling, and to make cycling safer for cyclists and pedestrians?

**Need more bike racks to cater for 20-30 bikes on Oxford Street.
Generally unsafe for cyclists.
nil**

Junctions - Are there junctions that should be made to look more obviously like the way into an area, helping to give the area identity and making it easier for people to find their way around?

Refer previous comments

Boulevards - *Are there places where buildings turn their backs on a main through route, and where a continuous frontage could be created if the road were turned into a boulevard?*

**South side of Vincent behind Oxford and Leederville Parade.
Leederville Parade Car Park.
Blank side of Hotel.**

Not identified as an issue

Barriers - *What barriers to movement would be better removed?*

**Efe's footpath.
Isolated instances.
Alfresco, bin, bikes parked (but want to encourage these things).
nil**

Direct routes - *What places that pedestrians go to and from need to be connected by more direct routes?*

None identified

Town Centre - *Are there streets where some of the qualities of traditional strip-shopping could be encouraged by allowing for stopping, parking and slow traffic, and providing wide pavements?*

**Yes definitely.
Widen footpaths on Oxford Street.
Reduce traffic through Oxford Street.
ok**

Traffic speeds - *Are there places where the layout of new development (using smaller corner radiuses, rather than wide sweeping curves, for example) could encourage low traffic speeds?*

**Yes - on Oxford Street - part of Newcastle.
Reduce trucks going through the area.
Reduce to local traffic only.
Discourage through traffic.**

Newcastle/Oxford Streets

Parking - *Where does parking need to be improved, controlled or reduced?*

**Some parking areas a bit confusing i.e. between Oxford Reserve and Water Corp.
Improve lighting Leederville Parade Car Park.**

***Manage parking to provide for needs of this centre (i.e. not CBD commuters).
Street kerbside parking reduced.***

***Improved buy private land to increase parking eg: service station (deck parking and integrated use)
Controlled - better enforcement
Reduced - Nil***