

# **North Perth** **Placecheck**

**Saturday 20**  
**November 2004**

*What do you like about this place?*

*What do you dislike about it?*

*What needs to be improved?*

## **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.

## **Placecheck Notes:**

The group has been provided with a map and a series of questions relating to the *Built Environment, Safety and Security, Pedestrians, A place with living streets and Identity*. You may wish to read the questions before setting off, answer the questions as you go or do the walk and regroup later to answer the questions.

Please note in your responses the street number or location of properties that you are referring to. (A notebook has been provided for this purpose)

**There are 3 Basic Questions to think about in a Placecheck exercise...**

## **Built Environment**

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

**Rosemount if they did something with it.**

**Uniformity in blocks would work rather than piecemeal**

**Need enough space for footpaths, access and humans**

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

**Police station, stone house, bowling hall, post office, primary school, fire station, church, new on corner Woodville/ View Streets, Town Hall, St Ritas, Casson House, old shop facades Fitzgerald St, pre-war, 452 Fitzgerald st**

**Add to character and appreciated Old strip shops**

**-old bank building opposite Rosemount Hotel  
- Rosemount Hotel (needs a bit of doing up)**

**The bank, older shops on Fitzgerald and Angove Sts**

**The Rosemount - beautiful verandahs at back**

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

**There is no one style but there are lots of styles - we should maintain the diversity but in a way that they compliment each other and don't clash**

**Brick, iron and fibro**

**Building to the footpath**

**Verandahs/shelters**

**Dense development**

**Facades - older style**

- should keep character of area and additions should keep in character ie if fence is built it should match house
- more trees, no palms!!
- encourage canopies on shops to blend in with each other

**Single storey shops with awning with decorative fascia above**

**Rendered buildings look nicer**

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

**One to two storey, not beyond 3 storey; a bit of variation would be alright**

- yes low scale
- two storey maximum
- larger buildings in shopping precinct acceptable

**Generally up to 2 storey however 3 storey works ok in some places, central or corner sites**

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

**Down Leake st, Norfolk island pines, views across the valley towards Aranmore, view to hills from Glebe/Alma**

**Some of the façade tops above old shops**

**Haphazard**

**Ad hoc**

- keep the tree line
- Fitzgerald St doesn't have a good skyline

-skyline in Angove St is good between Fitzgerald and Woodville is good (except service station)  
-rest of Angove doesn't have good skyline - needs consistency

**View down Leake St from Town Hall**

**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?*

**Opposite North Perth Plaza**

**Shops set back on corner Alma/Fitzgerald**

**North Perth Plaza near palms**

**Café, garden area, alfresco, trees for shade**

**Need to look at parking in front of pizza place**

**North Perth Plaza, few spots on Fitzgerald - fiorintuna - to streetline trees, seating, outdoor eating or shelter**

- back side of Coles (Glebe St) needs to be landscaped

- space between Roy Weston and Coles needs to be made more attractive or more useable

- bus stop on Fitzgerald St - needs more cover, seating, shade

- back of Volvo servicing is ugly

**Lane between shops behind View and Angove Sts**

**Fitzgerald - west side north of Raglan - non-developed commercial opportunity**

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

**Enough landmarks in terms of shops but there are no art works - it is featureless except for buildings**

**Yes - create NP shopping Precinct possible entry/exits different paving, trees, lighting**

- bring back the trams!!

- the use of median strip landscaped and with lighting (ie Angove St) and same colour brown asphalt for consistency

- front of Coles along Fitzgerald St can be made more attractive thru use of art, steel sculptures, something indicating 'old North Perth' - maybe outdoor gallery

**Connection between View and Angove behind the pub - better pedestrian connection**

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

**Shop fronts without awnings, quite a lot of such blank areas. Need more awnings - outside Piccolos is fantastic**

**Can go higher particularly in Fitzgerald/Angove Sts**

**Narrow frontages not wide blocks, or new development to mimic this**

**N P Plaza number of sites on Fitzgerald St, #trees#**

- outside on Fitzgerald St is a major bus stop, should be more cover, more seating

- canopies should be encouraged eg: Items shop - should be a consistent look

**Better awnings and shade on Fitzgerald st generally in front of plaza and elsewhere**  
**South-west side of Angove st needs better shade**

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

**Signage for Town Hall near View/Charles corner**  
**Signs on south side of plaza**

**Car park sign to car park behind video shop**  
**Reduced speed sign if applicable**

**Crossing points in Angove St need to let pedestrians know cars have right of way**

- corner Angove and Fitzgerald St is dangerous for pedestrians. There need to be proper pedestrian lights  
- walkway in front of North Perth Plaza needs to be more visible. Maybe remove parking on side of sts so drivers aren't distracted and can clearly see lights  
- between Alma and Angove Sts - remove all street parking - too dangerous with buses pulling out and cars turning right

Less signs on Terry White chemist  
**Less signs, less garish - make signs comply with council policy**

### **A place with living streets**

**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?*

**Glebe St - back of Plaza**  
**Rosemount (put back verandahs)**

**Glebe Street - N P plaza**

**Alma St opp F & V shop**

- Rosemount  
- back of Coles (maybe a mural - indigenous)  
- shop facades along Fitzgerald St are blank and uninteresting

**Back of Coles onto Glebe st needs better landscaping - not windows or doors**

**Rosemount - all parked same dark colour so windows not apparent**

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

**Yes, careful with what goes into shops - don't want business that clashes with residents**  
**Good example corner Fitzgerald/Burt**

**Not much existing should be incorporated in new development**  
**Yes!**  
**Would need to be noise proofed**

**Yes, good idea - encourage**  
**Historically people lived behind the shops**

**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**  
**Verge on Leake Street**

**Yes more outdoor seating possibly on Fitzgerald St footpath are narrow in places**

**Yes, get people out**

**Need to promote alfresco activity - there are some suitable areas along Fitzgerald St and Angove**

**Yes, better sitting areas, seats shade and better landscaping (Bendigo Bank) cafes and outdoor where shops are set back from footpath  
North Perth Festival -  
Celebrate history**

**Car park markets (in Plaza) nights and Sundays**

**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?***

**Angove/Fitzgerald  
Traffic lights at Alma/Fitzgerald pedestrian  
Town hall  
Multicultural if there was more seating**

**Corner Angove and Fitzgerald  
Indicate moving into one area  
Make corner into a roundabout - palm tree  
Fencing around footpath**

**Yes, Rosemount junction  
- Raglan St is also an entrance area  
- chemist is currently the entrance statement with flashing lights**

**Make entrance to car park behind Bendigo bank bit more obvious  
Entrances to Plaza not pedestrian friendly, footpaths often blocked by trolleys**

### **Identity**

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

**Leake street park, trees outside Town Hall, school oval, multicultural park, great verges with large trees eg. Woodville Street**

### **Trees**

**-Hyde Pk  
-great to have small areas with seating and shrubbery ie jasmine - Angove st is great example  
-area out front of Nth Perth plaza could be turned into gathering space, or outside café, undercover seating**

**Multicultural garden  
Leake st park, wide verge Glebe St back of Plaza landscaping could be much better**

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

**Leake St park and multicultural need seats, drinking fountains  
Look at dead spaces in front of shops, school oval**

**Areas where building set back  
Seating, trees, cafes to use for dining  
- benches maybe**

**Oval at the public primary school - could open up for weekend market**

**In front of plaza and shops opposite and pink shops (corner Wasley) set back from footpath and space wasted  
Shade, seating, cafes, water  
Clearly separate public and private space  
Metal fences to define seating area**

**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?*

**Graffiti art along Glebe St shopping wall, plaza car park, useable sculptures**

**Back wall of NP Plaza - murals  
Angove Street pavement plaques  
Draw on cultural heritage eg;  
Italian, Macedonian, Greek**

**Sculptures around shopping centre -  
eg tram sculpture**

**There's some good graffiti art  
Mural art/trompe l'oeil on back of  
Coles, side of Coles  
Sculptures to fill empty spaces  
(seatable) in front of shops - animal  
statues**

**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 the Brisbane/William Streets area?*

**In front of town hall looking down  
Leake St, shopping ctr could be  
better, in front of plaza - extend  
platform with  
shade/seats/chessboard  
Woodville St under shady trees  
Rosemount**

**Fitzgerald Street areas**

**Beer garden that is attractive**

**Better seating inside plaza arcade in  
front of community bank  
Top of Alma st where blocked off -  
seating, garden, water shade -**

**facilitate planter boxes to improve  
appearance**

### **Safety and Security**

*What can be done to make the place safer and its properties more secure?*

**Mixed residential/commercial  
Encourage more people on street  
Cafes on Fitzgerald St  
Encourage greater overlooking (eg  
policies that City of Gosnells have  
used)**

**Area feels very safe currently  
If restaurants were open later and  
busier then there would be more  
activity - this may happen in time**

**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?*

**Glebe Street  
Car park on east side  
Fitzgerald St  
Car park behind Rosemount  
View Street**

**All street lighting needs to be  
improved - higher intensity  
especially in side streets particularly  
as you enter off from major street  
Up lit trees**

**If businesses were better lit from  
inside, this might deter vandalism,  
glass scratching  
Light up decorative feature of older  
buildings**

### **Carparks**

*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?*

**N P Plaza car park  
Fiorentine Patisserie on  
Fitzgerald Street**

**Coles !!  
2 storey car park**

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

**Plaza car park, Rosemount, in front of 'pizza place'.**

**#encourage people to walk so that car parks are not required as much. Better private shopping trolleys  
Fitzgerald St - get rid of street parking between Alma and Angove**

**N P Plaza - possibly on roof or underground  
Parking in Fitzgerald St out front of chemist causes speeding**

**Arrangement of plaza car park poor, perhaps separate entrance and exit**

**Not enough space left for footpath in front of shops (bakery, liquor store)  
Perhaps decked parking on North Perth Plaza**

**Connect TOV parking behind Bendigo Bank with Rosemount parking**

### **Pedestrians**

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

**Through car park behind the Rosemount**

**Shortcut that is used goes from behind post office, past car park behind Rosemount**

**Very difficult crossing street on Fitzgerald due to traffic - is not a pleasant experience - deters window shopping**

**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?*

**Near Rosemount needs less clutter  
Need better 'pram ramps'  
Generally good condition - dull, nothing special**

**Street lights and furniture narrows pavement so that only one person may pass part just outside Rosemount and cross road at Food King**

**Pavement should be level, adequate width for wheelchairs, trees should not be placed in narrow footpaths  
Red brick paving harsh and hot  
Lighter cream colour would be nice  
Artworks in Angove street are slippery when wet**

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

**More bike racks, need improvement in connections between safe cycling routes**

**Try and make Charles St bike friendly on verge**

**Cycle parking  
No signage**

Need safe way (cycle lane) when at lights of Fitzgerald and Angove  
- wheelchairs also have big issues crossing Fitzgerald

More bike racks in convenient spots

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

**Access to shops between Alma and Raglan**  
If Alma/Fitzgerald uses controlled it would be easier

Reduce numbers of cars on Fitzgerald St speed of traffic

**The road!**  
- parking along Fitzgerald change parking from 6pm to 8pm (at 6pm people are still going home - traffic hazard)  
NB: bin openings not wide enough for pizza boxes so they get dumped on the street - not attractive  
There are lots of pizza rubbish

**Fitzgerald St**  
Fitzgerald/Angove lights difficult for pedestrians  
-footpaths around Plaza car park too narrow  
Alma/Fitzgerald intersection scary for pedestrian because no visibility looking south down Fitzgerald

*Additional comments:*

**Fitzgerald street**  
Least attractive area, shade, design of buildings  
Traffic, speed, numbers, car park

Existing building to be renovated, more in keeping with their style  
New development to be taller 3-4 storeys shop on ground, residential on top

Trees, overall plan, owner/businesses to work together

Use urban designer/landscape architect etc

Develop identity - what sort of shops? - unique?

Rosemount Hotel important key to success

**Very Important Issues**

**Parking on Fitzgerald Street**  
Crossing road very difficult for pedestrians  
Is not pedestrian friendly - no cover and only one crossing area  
No access for wheelchairs at front of shopping centre  
Get rid of palm trees

Lots of discussion about whether to allow on-street parking on Fitzgerald street outside clearway to slow traffic speed or even reduce street to one lane each way as per Angove Street  
Need to consider impact on surrounding streets