

"The future is not a gift – it's an achievement."



– Henry Lauder



vincentvision2024

North Perth 2024
Rich Heritage and Cultural Contrasts

June 2005

Prepared by
community
PERSPECTIVES



TOWN OF VINCENT

Western
Australian
Planning
Commission
50^{spatial planning}
years

A vision for the Town of Vincent 2004-2024

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1 INTRODUCTION

Beginning in April 2004 the Town of Vincent embarked on *Vincent Vision 2024*, an ambitious project to establish a long-range 'community vision' for a new Town Planning Scheme and to guide the strategic direction of the Town of Vincent into the future.

Completed in June 2005, *Vincent Vision 2024* has achieved an unprecedented level of community involvement and interest. Over 170 children have put forward their issues and visions for the future, together with young people, seniors, people with disabilities and people from the Italian, Greek, Chinese, Macedonian and Aboriginal communities. Businesses from throughout the Town of Vincent have also been involved.

A major Community Vision 2024 workshop and five place workshops attracted the involvement of almost 500 people and a Community Issues, Trends and Vision Survey involved a further 300 people. The *Vincent Vision 2024* Online Community Forum was active throughout the project with some 100 postings and 109 people participated in the Online Community Survey.

A group of local residents also worked with the team of heritage staff from the Town of Vincent in researching, designing and leading five place-based 'Walks of Interest' and almost 150 local residents.

The *Vincent Vision 2024* Community Visioning Taskforce involved over 30 local residents in drafting the vision statements for the future which have been firmly based on the views and vision ideas put forward by the community at the Place Workshops. This has collectively involved some 490 hours work by the Community Visioning Taskforce.

The vision statements for Vincent and each of the five 'places' were then developed by the project consultant and this process was based on the outcomes and findings of all the various community engagement activities to ensure the visions statements truly reflect the views and aspiration of the community. Steven Ames, author of the American Planning Association's award-winning handbook, *A Guide to Community Visioning* and international expert in building strategic vision for the future also assisted in this process.

A panel of local professionals with backgrounds in town planning, architecture, urban design, environment, business and community have then taken these Places Vision Statements and contributed well over 100 hours in developing Guiding Principles, as the foundation for achieving *Vincent Vision 2024*.

Many employees of the Town of Vincent have also keenly supported and contributed to each stage of the project. The Project Management Team was made up of staff representatives from across the organisation and 15 staff members formed the team of facilitators necessary for the five place workshops.

Members of the Executive Management Team have participated on the Project Reference Group, together with a core group of elected members. A project initiated by the council, *Vincent Vision 2024* has enjoyed considerable support and encouragement from elected members, many of whom have willingly participated and assisted in the many community engagement activities.

The *Vincent Vision 2024* project has produced a community vision for the future of the Town of Vision as a whole and community visions for five place-based areas:

- Leederville West Perth
- Mt Hawthorn
- Perth
- North Perth
- Mt Lawley Highgate

There are also a series of community visions for what the Community Visioning Taskforce determined to be the most important 'topics' for the community and this was based on the combined results of the Community Survey and Community Vision Workshop. These eight areas have become the key focus areas for *Vincent Vision 2024* and each of the Place Visions.

- Town Centre and Commercial Areas
- Housing, Density and Urban Design
- Character and Heritage
- Traffic and Transport
- Safety and Security
- Environment and Sustainability
- Parks and Community Facilities
- Community Culture and Arts

The *Vincent Vision 2024* project has also produced a number of 'key documents' which provided the background and foundation for the *Vincent Vision 2024* vision documents. These should be used and referred to in implementing *Vincent Vision 2024* and should also inform and guide other planning or strategic initiatives.

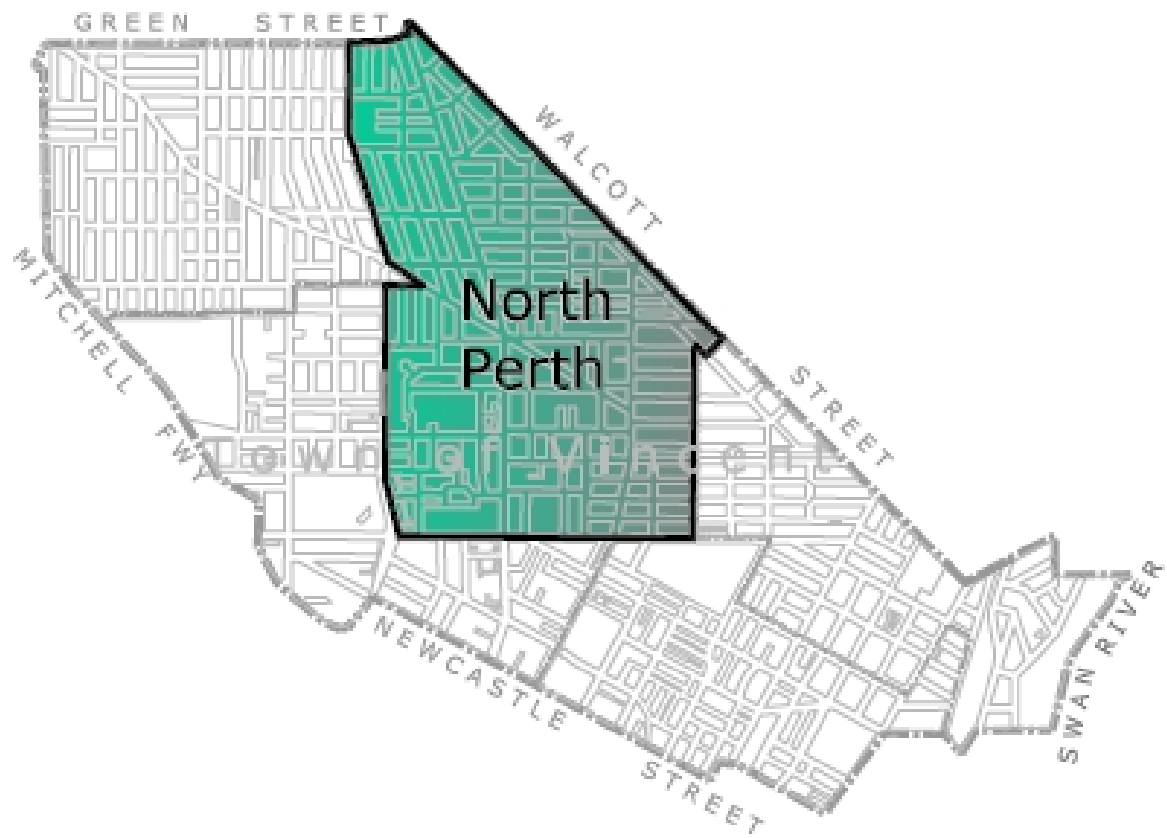
- Community Profile
- Community Visioning Workshop Report
- Community Survey Report
- Business Survey and Forum Report
- Children's Vision Workshop Report
- Young People Survey Report
- Silent Voices Report
- Online Community Forum Report
- Leederville West Perth Place Workshop Report
- Mt Hawthorn Place Workshop Report
- Perth Place Workshop Report
- North Perth Place Workshop Report
- Mt Lawley Highgate Place Workshop Report

Vincent Vision 2024 is made up of six 'vision documents', of which this is one. Each place based vision document has an illustration of a particular aspect of the town centre to provide some visual representation of the 'community vision'.

- Vincent Vision 2024 – A Community of Communities
- Leederville West Perth 2024 – A Tapestry of Life with Flair
- Mt Hawthorn 2024 – Unique, Neighbourhood-Oriented Character
- Perth 2024 – Every Possible Convenience, Indifference to the Ordinary
- North Perth 2024 – Rich Heritage and Cultural Contrasts
- Mt Lawley Highgate 2024 – A Fabulous Diversity of Lifestyles and Cultures

2 PLACE DESCRIPTION

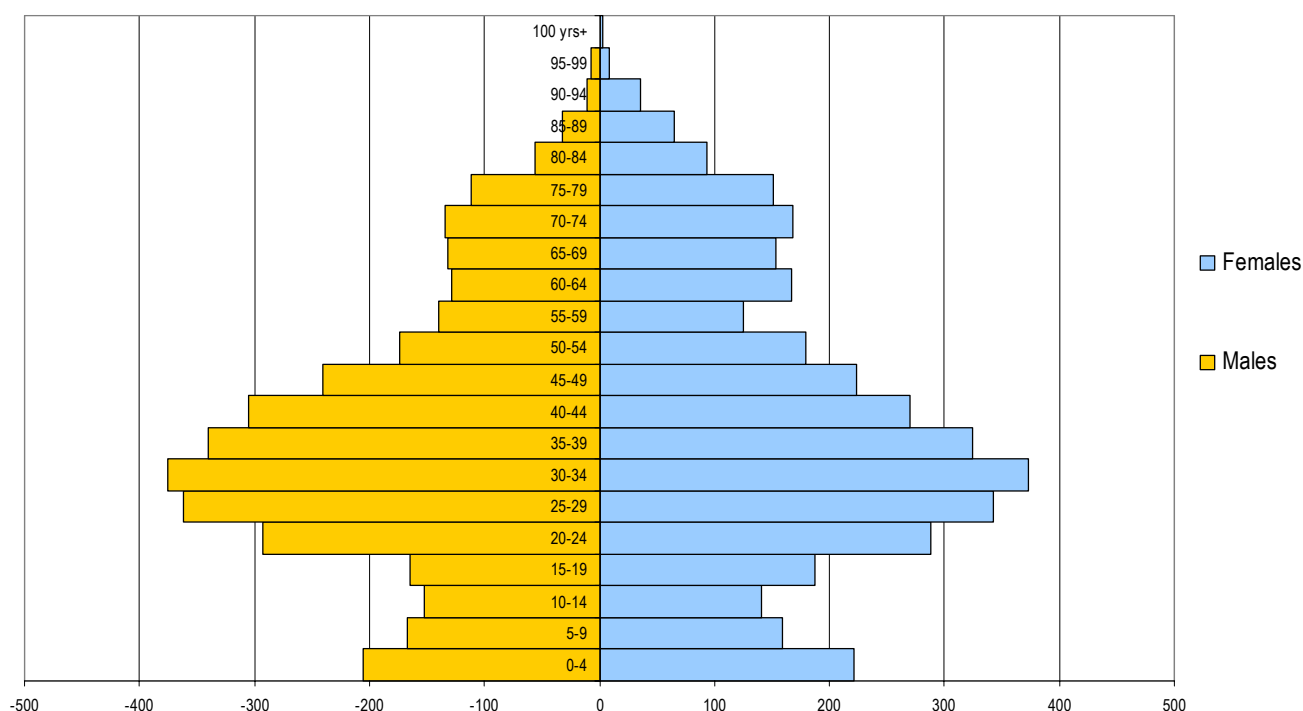
The North Perth Place covers the entire suburb of North Perth. A total of 7,287 people live here, which is almost 30% of Vincent's population.



Population

North Perth has one of the highest proportions of children compared to the other places in Vincent and almost 20% of the population is under the age of 19 years old. Equally almost 20% of the population in North Perth is aged 60 years and over.

	North Perth				Town of Vincent	Metro
	Males	Females	Persons	%	%	%
0-4	205	221	426	5.8%	5.2%	6.4%
5-9	167	159	326	4.5%	4.3%	6.9%
10-14	152	141	293	4.0%	3.6%	7.2%
15-19	165	187	352	4.8%	4.7%	7.7%
20-24	293	288	581	8.0%	9.0%	7.1%
25-29	362	343	705	9.7%	11.1%	7.0%
30-34	375	373	748	10.3%	11.1%	7.4%
35-39	340	324	664	9.1%	9.0%	7.5%
40-44	305	270	575	7.9%	7.3%	7.7%
45-49	241	224	465	6.4%	6.2%	7.3%
50-54	174	179	353	4.8%	5.1%	6.8%
55-59	140	125	265	3.6%	3.5%	4.9%
60-64	129	167	296	4.1%	3.2%	3.9%
65-69	132	153	285	3.9%	3.1%	3.1%
70-74	134	168	302	4.1%	3.3%	2.9%
75-79	112	151	263	3.6%	3.0%	2.3%
80-84	56	93	149	2.0%	1.9%	1.5%
85-89	32	65	97	1.3%	1.3%	0.9%
90-94	11	36	47	0.6%	0.5%	0.3%
95-99	7	9	16	0.2%	0.2%	0.1%
100 yrs+	0	3	3	0.0%	0.0%	0.0%
Overseas visitors	28	48	76	1.0%	3.3%	1.1%
Total	3,560	3,727	7,287	100.0%	100.0%	100.0%

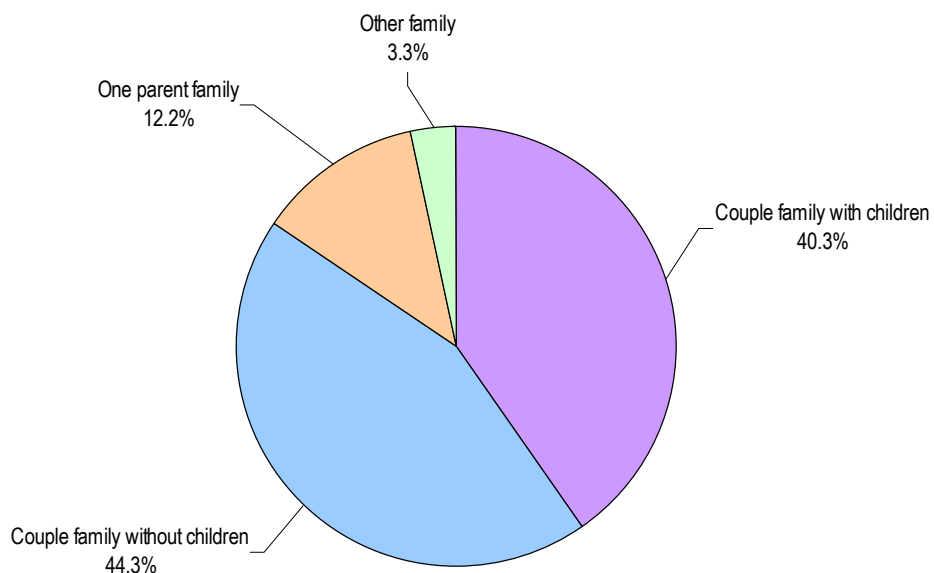


Individuals and Families

'Couples without children' are the most common family type, however 'couples with children' make up a similar proportion of the population.

	North Perth		Town of Vincent	Metro
	Families(a)	%	%	%
Couple family with children	704	40.3%	36.5%	47.3%
Couple family without children	775	44.3%	45.3%	35.2%
One parent family	213	12.2%	14.2%	15.5%
Other family	57	3.3%	4.0%	2.0%
Total	1,749	100.0%	100.0%	100.0%

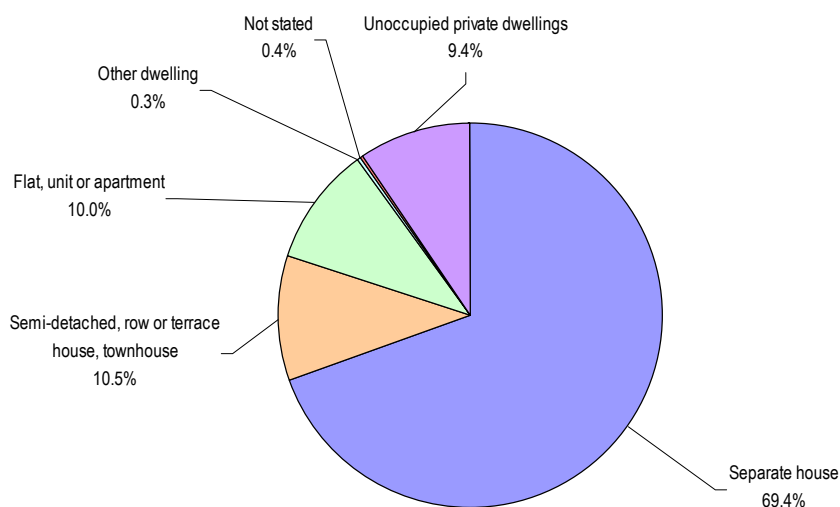
(a) Includes same sex couple families.



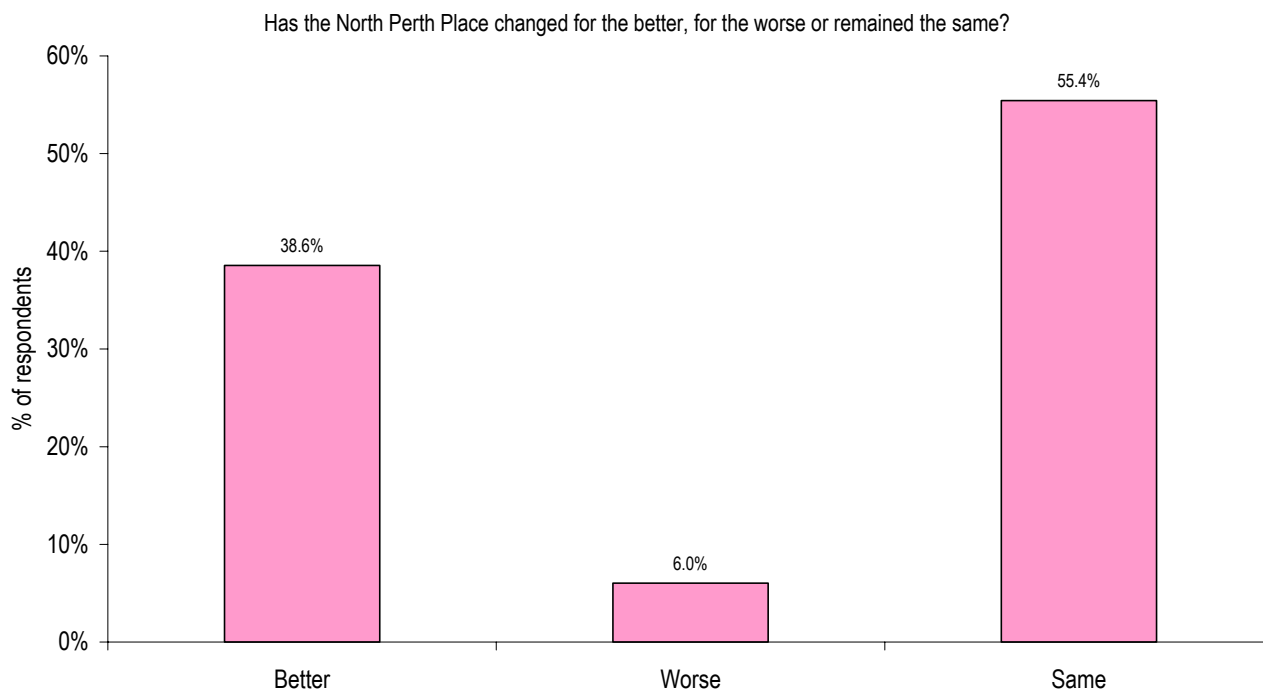
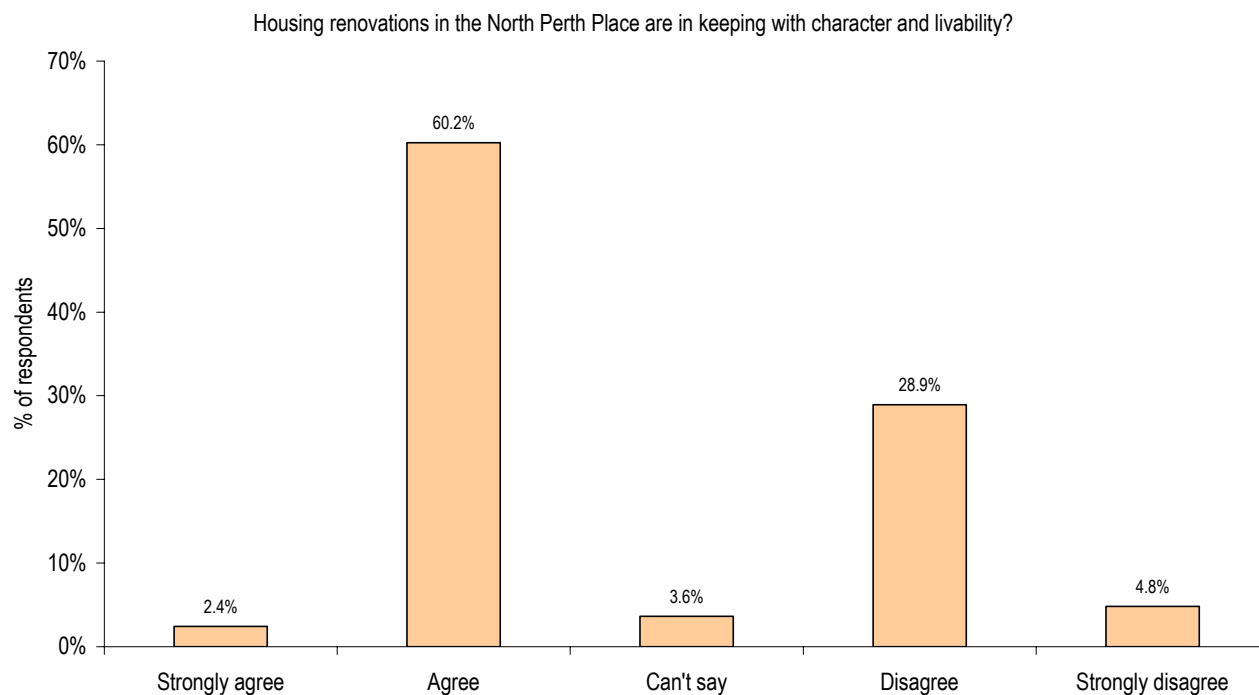
Housing

There are a total of 3,519 dwellings in North Perth of which almost 70% are 'separate houses' compared to 55% for the Town of Vincent as a whole. Almost 20% of the housing stock is 'semi-detached or town houses' and 'flats, units or apartments'.

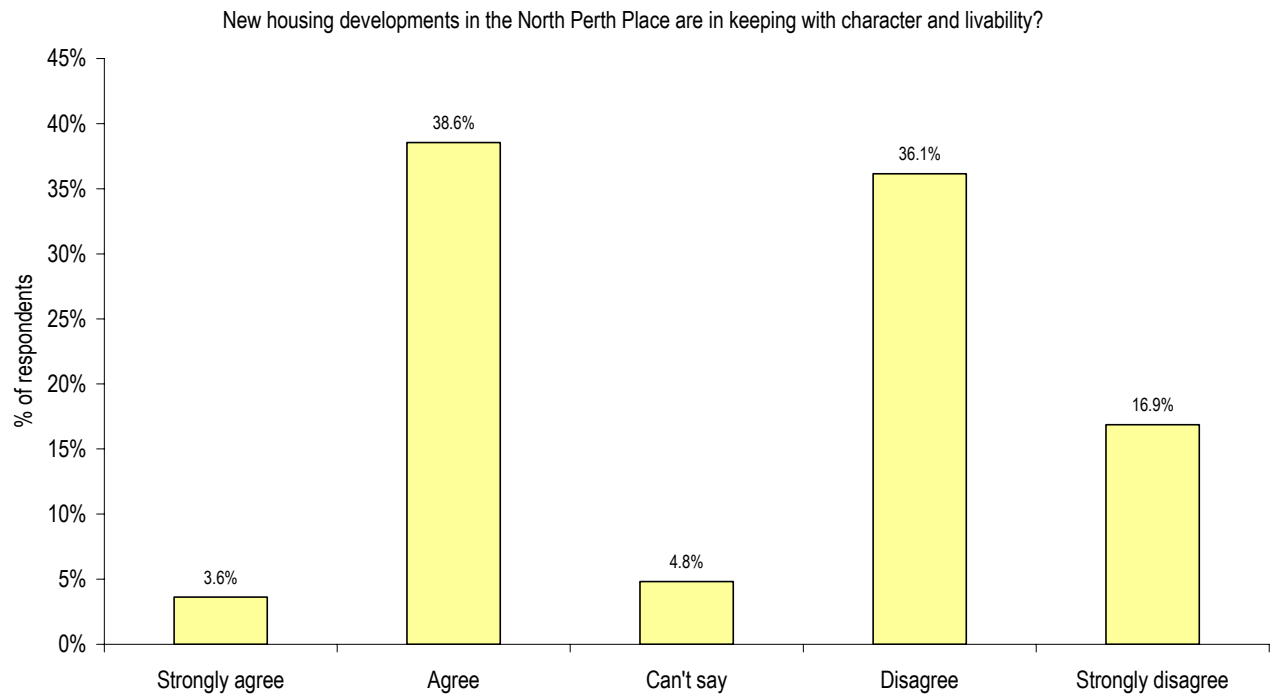
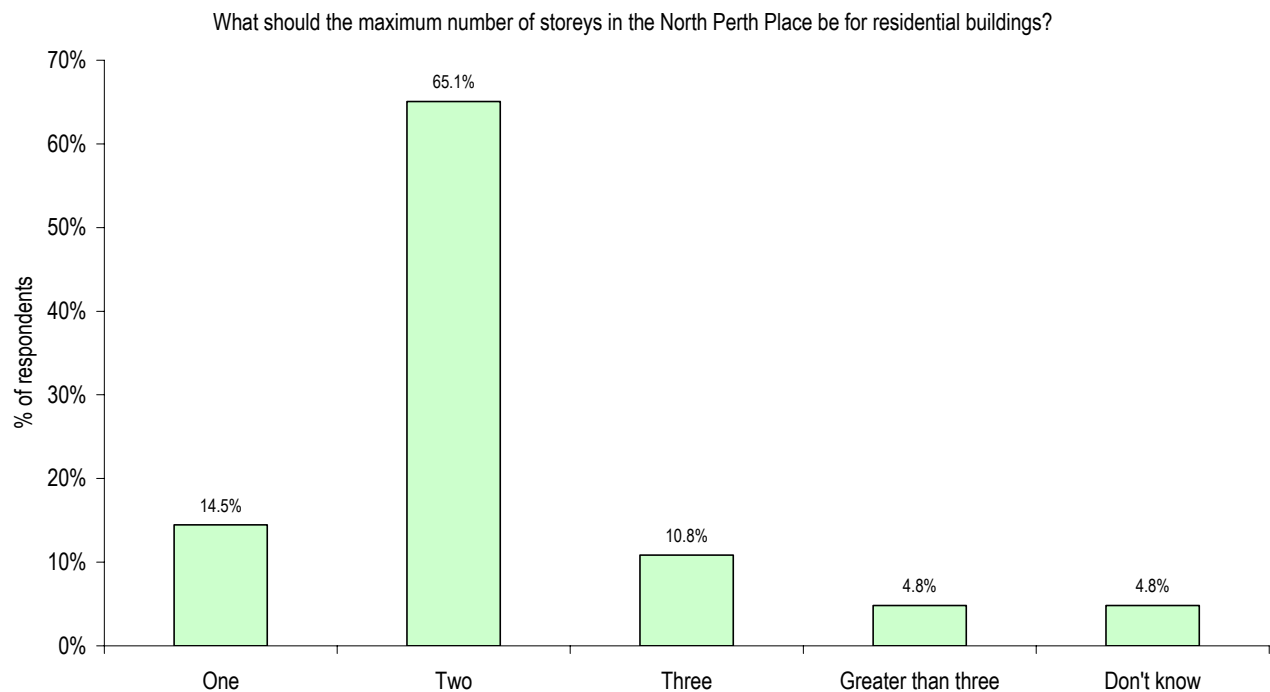
	North Perth		Town of Vincent		Metro	North Perth		Town of Vincent		Metro
	Dwellings	%	%	%	%	Persons	%	%	%	%
Separate house	2,442	69.4%	54.8%	71.8%		5,831	83.0%	69.2%	85.2%	
Semi-detached, row or terrace house, townhouse etc. with:										
One storey	207	5.9%	7.4%	9.4%		346	4.9%	7.2%	6.9%	
Two or more storeys	162	4.6%	8.3%	2.6%		322	4.6%	8.7%	2.2%	
Total	369	10.5%	15.7%	12.0%		668	9.5%	15.8%	9.1%	
Flat, unit or apartment										
In a one or two storey block	188	5.3%	5.7%	4.1%		260	3.7%	4.6%	2.6%	
In a three storey block	75	2.1%	7.0%	1.9%		98	1.4%	5.5%	1.2%	
In a four or more storey block	86	2.4%	4.8%	1.6%		101	1.4%	3.5%	1.0%	
Attached to a house	4	0.1%	0.1%	0.1%		5	0.1%	0.1%	0.1%	
Total	353	10.0%	17.5%	7.7%		464	6.6%	13.6%	4.9%	
Other dwelling:										
Caravan, cabin, houseboat	0	0.0%	0.0%	0.4%		0	0.0%	0.0%	0.3%	
Improvised home, tent, sleepers out	0	0.0%	0.0%	0.1%		0	0.0%	0.0%	0.0%	
House or flat attached to a shop, office, etc.	10	0.3%	0.4%	0.1%		31	0.4%	0.5%	0.1%	
Total	10	0.3%	0.4%	0.5%		31	0.4%	0.5%	0.4%	
Not stated	14	0.4%	0.8%	0.5%		30	0.4%	0.9%	0.5%	
Unoccupied private dwellings	331	9.4%	10.7%	7.4%						
Total	3,519	100.0%	100.0%	100.0%		7,024	100.0%	100.0%	100.0%	



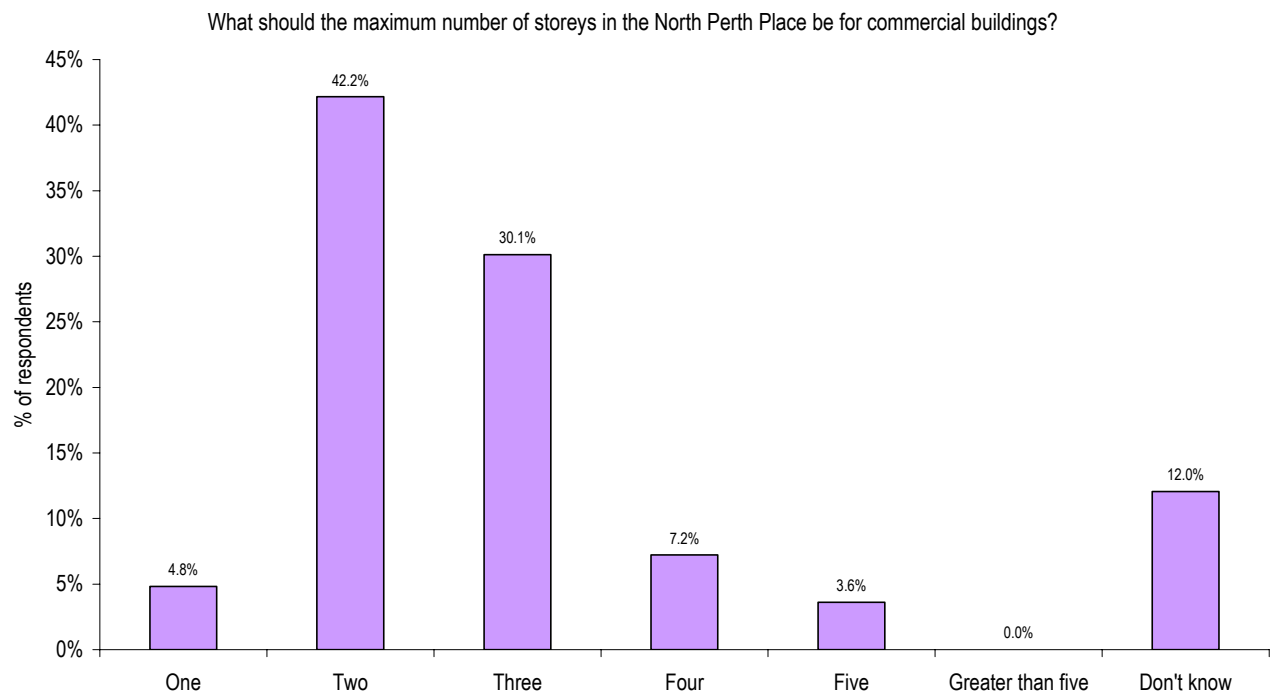
Community Perceptions



Community Perceptions



Community Perceptions



3 NORTH PERTH VISION 2024

Rich Heritage and Cultural Contrasts

In 2024, North Perth is a place of extraordinarily rich heritage and cultural contrasts, fostered by a tradition of warmly welcoming new migrants into the life of the community. Festive and exciting things happen here; it is a place of multicultural celebration and expression. We take great pride in our many heritage buildings. With traditional homes, beautiful tree-lined streets, local parks and a strong sense of community, it is a place of outstanding residential quality. Development so appealing and thoughtful contributes to the North Perth character and makes it a better place to live. Neighbourhoods reflect the fact that family is a vital and abundant part of life in North Perth. Our town centre only adds to this with its unique style, rich heritage, markets, green spaces and people everywhere.



4 TOWN CENTRE 2024

Community Values

- Sense of character and heritage buildings
- Mix of uses and styles
- Streetscape improvements
- Sense of community and ethnic mix
- Good public transport and accessibility
- Potential for development
- Built form and design
- Attractive Streets
- Adequate parking

Issues and Trends

- Traffic and poor pedestrian environment
- Poor appearance and streetscape
- Poor built environment and design
- Lack of activity and vibrancy
- State of the North Perth Plaza Shopping Centre
- Negatives impacts of Fitzgerald Street
- Loss of local businesses and banks
- Lack of public art

Vision 2024

The full potential of the North Perth town centre is realised in its diverse range of commercial uses and residential opportunities. The built environment retains and reflects the unique local character and heritage value of North Perth with old shop frontages, awnings and verandas. Best practice in urban design preserves and enhances open street frontages, alfresco dining and pedestrian activity, creating a vibrant and interesting environment. Car parking is unobtrusive and Fitzgerald Street is characterised by slow moving vehicle traffic, shady trees and a pleasant and safe place for pedestrian and cyclists. Markets, festivals and a strong articulation of North Perth's multiculturalism are present in our town centre.

Guiding Principles

1. A welcoming environment and strong sense of arrival announces the approach and entry points to the town centre, slowing traffic and creating interest in the area.
2. The emerging potential of the Fitzgerald and Angove Street area as a town centre precinct is developed and driven by the very best of contemporary planning, urban design and town centre revitalisation practice.
3. A vibrant town centre is created by consolidating and intensifying activity, encouraging a diverse mix of uses and a strong residential presence. A vertical mix of uses encourages people generating activity at ground level and other uses above to encourage eyes on the street.
4. The built environment is of a human scale and style that evokes a heritage village atmosphere. True to the rich heritage and culture of North Perth, it is a multicultural village.
5. Heritage and icon buildings and places are conserved, with the retention of traditional shop fronts, facades and awnings.
6. Streetscapes are people places, enhanced with significant tree plantings, greened wide verges and medium strips, street furniture and public art. There is an active relationship between buildings and public spaces.

7. Civic and public places are a focal space for interaction, activity and build a sense of community. There is a strong people presence with high level human amenity.
8. Calming through traffic provides a safe environment for pedestrians and maximises the exposure of business with the slowing of passing traffic, encouraging people to stop.
9. Future car parking requirements are strategically planned and incorporated within the town centre. Car parking structures and spaces do not dominate street frontages.
10. New development reflects exemplary contemporary and environmentally friendly design which contributes positively to the character of the town centre. Development incentives advance outstanding design, public amenity, heritage protection and mix use developments.
11. Residential amenity is preserved by exemplary planning, design and management of the interface between multiple uses and any spill over effects on the quality of life of local residents and the community.
12. The best of contemporary town centre management provides a safe, clean, well cared for area with local businesses actively involved in improving the area.
13. Degraded buildings, spaces and appearances are improved and regenerated through the combined effort of business, government and the community.
14. Innovative and efficient public transport with integrated transport connections provide easy access to and from the town centre.

5 HOUSING, DENSITY AND URBAN DESIGN 2024

Community Values

- Heritage housing and character streetscapes
- Current density and scale
- Pedestrian accessibility
- Residential streetscape and parks
- Friendly and mixed neighbourhoods and housing
- Community unity in anti development

Issues and Trends

- Impacts of higher densities
- Poor design and impact on streetscape
- Neglected houses and streetscapes
- Lack of environmental design principles
- Declining housing affordability
- Impact of heavy arterial traffic on local streets
- Overhead power lines

Vision 2024

New development and redevelopment in North Perth has proceeded with extreme care and respect. Higher density residential development has been strategically placed around the town centre and activity nodes, close to public transport, providing diversity of housing types. Lower density areas, set in quiet leafy streets, preserve the characteristic single residential form with backyards and privacy maintained. High quality new and modified housing respects streetscapes, neighbouring built form and residential amenity: inappropriate infill housing has been successfully avoided.

Guiding Principles

1. A wide choice of housing caters for a full range of household types, lifecycles and incomes levels.
2. Streetscapes are a vital and integral part of a quality residential and neighbourhood environment, with street furniture, lighting, footpaths and permeable frontages. Street trees are allowed to flourish with underground power and the best of care in maintaining and retaining historic planting themes.
3. Setbacks and scale are such that the height of buildings do not dominate the street and retain a human scale and quality.
4. Low density housing is protected and traditional housing stock is retained.
5. Density is carefully managed and controlled with higher density housing occurring principally in the town centre.
6. New housing development reflects design excellence, energy efficiency and the orientation of the predominant housing types.
7. Exemplary design embraces the existing built form, sensitively integrating the new with the old. Buildings are designed to have a long-term life with adaptability for a range of uses over time.
8. Quality urban design shapes the development of the built environment in a way that preserves the integrity, character and livability of the area, encouraging a more attractive and comfortable place for people.
9. Guidelines and incentives encourage excellence in urban and building design. Developers and builders are assisted in meeting design guidelines.

6 CHARACTER AND HERITAGE 2024

Community Values

- Intact heritage buildings and character houses
- Sense of place, character and local identity
- Intact character streetscape
- Mix of styles and cultural diversity
- Improvements to the character of North Perth

Issues and Trends

- Impact of development and heavy traffic
- Neglected character homes and streetscapes
- Lack of awareness and lost of heritage
- Mock heritage
- Disincentives to retaining heritage homes
- 'Europeanised' character homes
- Lack of recognition of migrant and indigenous heritage

Vision 2024

The distinctive character and heritage of North Perth is protected, preserved and reflected in the built and natural environment with sympathetic integration of the 'new' with the 'old'. North Perth's remarkable heritage buildings, character streetscapes and trees are highly valued by the community. Our early heritage and migrant past are embraced and celebrated through community cultural development, events, festivals and markets.

Guiding Principles

1. Heritage buildings, places and character streetscapes are preserved and protected by local policies and statutory mechanisms and afforded assistance through heritage preservation schemes and other initiatives.
2. Traditional character homes are valued for their contribution to the streetscape, identity and ambiance of the area. Guidelines and policies reflect these characteristics.
3. New development exhibits design excellence and is respectful of the local heritage context and character. Development reflects the established patterns of the built environment with orientation and setbacks respecting heritage buildings.
4. Adaptive reuse of heritage buildings maximises the conservation of the urban fabric and contributes to the public domain.
5. The community is aware of the local heritage and culture of the area. Widely interpreted in the built and natural environment this heritage and culture provides a strong local identity and sense of place.

7 TRAFFIC AND TRANSPORT 2024

Community Values

- Walkability and cycle access
- Easy access and good public transport
- Traffic calming and pedestrian safety measures
- Adequate parking
- Good road design
- Less traffic in residential streets

Issues and Trends

- Poor pedestrian and cyclist amenity and safety
- Excessive arterial traffic volume, speeds and impacts
- 'Black spots'
- Parking deficiencies and impacts
- Parking at North Perth Plaza
- Public transport deficiencies
- 'Rat running' through residential streets
- Preference given the cars over pedestrians/cyclists
- Poor traffic control
- Poor street lighting

Vision 2024

Innovative public transport connects North Perth, Town of Vincent and the city, reducing dependence on private vehicles. North Perth is a pedestrian and cycle-friendly environment where people get around easily without a car. Traffic flow on Fitzgerald Street and other busy roads is reduced and calmed using 'best practice' management techniques. Local roads carry neighbourhood traffic and are safe. Aesthetically designed car parking caters for all commercial and residential needs.

Guiding Principles

1. Traffic on Fitzgerald Street and other major roads is calm and through traffic moving on to local roads is ameliorated. Fitzgerald Street and all local roads are safe for people.
2. A safe pedestrian friendly environment is achieved by reducing the speed and dominance of vehicle traffic, with quality footpaths and street trees on both sides of the road.
3. Car speeds are reduced by good street design, designing for safety rather than adding traffic management devices.
4. An integrated network of walkways, cycleways and efficient innovative public transport provides easy movement and access for all people, reducing car use.
5. Car parking requirements are strategically planned for to meet the needs of the commercial and residential area. Car parking solutions are innovative and reduce the visual dominance and presence of cars in the environment.

8 SAFETY AND SECURITY 2024

Community Values

- Good sense of safety
- Passive street surveillance
- Good sense of community and neighbourhood

Issues and Trends

- Poor street lighting and urban design
- Safety hazards, presence of drug dealing and beggars
- Impact of traffic on safety
- Public perceptions about safety and crime rates
- Police and community response
- High front walls

Vision 2024

North Perth is a safe and friendly place to live with a strong sense of local community, activity and neighbourhood. Innovative best practice in urban design creates a built environment that is free from crime. Excellent lighting to streets and laneways, open street frontages and low front fences encourage interaction and passive surveillance. Proactive and innovative strategies have helped eliminate anti-social behaviour in our community.

Guiding Principles

1. Safety is improved through effective urban design methods which promote natural surveillance of public and private areas. Encouraging people generating activities to provide 'eyes on the street'.
2. Calming traffic and making streets safe for pedestrians of all ages and abilities reduces one of the most significant safety hazards in the community.
3. Public spaces and streets are safe with clear visibility and a welcoming feel.
4. Improving lighting enhances safety, providing a good sense of personal security with well lit public places and walkways.
5. Safety and security issues are considered in the design phase of new developments.
6. Permeable fencing in front of the building line lowers the security risk by not concealing the building from the passive surveillance of the street.
7. Preventative and innovative approaches to local crime and security issues reflects the best of the most effective and progressive solutions.
8. Effectively dealing with local safety and security issues requires an integrated, coordinated and prompt response by government, business and community.
9. By fostering a strong sense of community, people know their neighbours and look out for each other.
10. Local residents and businesses are encouraged to participate in programs and measures to enhance the sense of safety and security in the area.

9 ENVIRONMENT AND SUSTAINABILITY 2024

Community Values

- Trees, parks and green spaces
- Strong community awareness and value
- Benefits of older homes and bigger blocks
- Engaged and supportive council

Issues and Trends

- Energy inefficient design, and buildings
- Impacts of development
- Inadequate recycling system
- Poor environmental practices and design
- Environmental impacts from major roads
- Need more awareness of sustainability
- Little use of native trees in trees and parks

Vision 2024

Leading technology in energy efficient building design and waste management is utilised in North Perth. Our community embraces and practices energy efficiency, waste minimisation and water conservation. Greenways link local parks and other green spaces and large shady trees are a feature of the landscape.

Guiding Principles

1. The mix of activities, services and facilities enable most daily needs of residents to be met locally, concentrating activities to facilitate walking, cycling and reduced car use.
2. Design guidelines, policies and incentives promote environmentally responsible design and practice.
3. The quality and distribution of greens spaces are increased and enhanced, while improving green linkages, vegetation and the quantity of flora and fauna. Trees are protected, well care for and increased.
4. Car travel is reduced by promoting alternatives including public transport, walking and cycling.
5. New technologies are encouraged which enhance environmental health and sustainability and minimise the impact of polluting activities.
6. Recycling programs are improved and enhanced by world class waste management and minimisation practice.
7. Community awareness and involvement in environmentally responsible practice is actively encouraged and promoted.
8. Council and community partnerships converge on local environmental issues and opportunities, always striving for excellence and innovation.

10 PARKS AND COMMUNITY FACILITIES 2024

Community Values

- Good local parks and green spaces
- Variety of retail, business and community facilities
- Fenced playgrounds for children
- North Perth Town Hall – a good focal point
- Improvements to parks and use of natives

Issues and Trends

- Community facility deficiencies
- Need for more parks, trees, and green linkages
- Access and public transport to community facilities
- Lack of fenced-off areas for children and dogs
- Lack of activities for young people and seniors
- No public high school in the town
- Lack of public art in parks and community facilities
- Regional sporting needs community before local community needs

Vision 2024

North Perth has sustainable and well-designed parks and community facilities. We have a range of accessible community facilities to meet local needs and provide for a variety of activities, promoting community interaction. Well-lit, safe parks provide substantial space for active and passive uses. Our local parks and wetlands are connected by habitat corridors along visually attractive residential verges and private gardens, providing a healthy environment attracting wildlife.

Guiding Principles

1. Parks and public open spaces are protected, enhanced and increased. Developed as quality 'people places' with public facilities catering for all users, parks are a focal point for community interaction and activity.
2. A complementary mix of active and passive activities takes place on parks and sporting grounds. Local community use comes before catering to regional sporting needs.
3. The environmental qualities of parks are managed through the very best practice, with green linkages connecting parks and green spaces.
4. Parks and community facilities are promoted with their usage increased by encouraging and developing programs and activities for all abilities, age and interest groups.
5. Parks and community facilities are strategically planned and managed to meet the existing and future needs of the community, embracing universal access and design.
6. Equitable and available access to community facilities and services for marginalised groups and individuals is encouraged and developed.
7. A local community centre provides a wide range of recreational programs, community and cultural activities and services to meet the needs of the local population. As a focal point for community development the local community centre plays a key role in building the capacity and sense of community.

11 COMMUNITY, CULTURE AND ARTS 2024

Community Values

- Community embraces cultural diversity and acceptance of difference
- Good sense of community
- Good range of activities and facilities
- Public and community art

Issues and Trends

- Lack of cultural facilities, events and festivals
- Lack of cross-cultural and generational activities
- Declining community spirit and cultural diversity
- Lack of public art
- Development destroying culture and character
- Lacking reflection of indigenous culture

Vision 2024

In North Perth our community embraces and celebrates its unique range of people creating a rich and lively rich environment. Cultural opportunities and artistic endeavours are nurtured and supported by an active community with its strong sense of community. It is a suburb worth coming home to.

Guiding Principles

1. The North Perth community is an active and a welcoming place for all people, cultures and lifestyles. The capacity of the community to identify and find solutions to local issues, needs and aspirations is fostered and develop.
2. Enhancing the capacity of individuals and families to retain their independence and lead fulfilling lives facilitates a vibrant and resilient community.
3. Opportunities for individuals, families and groups to participate in the social and cultural life of the community are actively promoted and developed.
4. The community is engaged in local decision making processes and takes a proactive and progressive approach to dealing with social and community issues.
5. Public art reflects and celebrates the local cultural heritage and personality of the place. Community participants inform art work concepts and placement.
6. Community cultural development provides creative ways for people to express and celebrate their identity and relationship with the built, social and natural environment.
7. Artistic endeavour, creativity and artisan industries are nurtured and developed by incentives, opportunities, facilities, programs and events.
8. Equitable and available access to community resources and opportunities for marginalised groups and individuals is proactively encouraged and developed.