

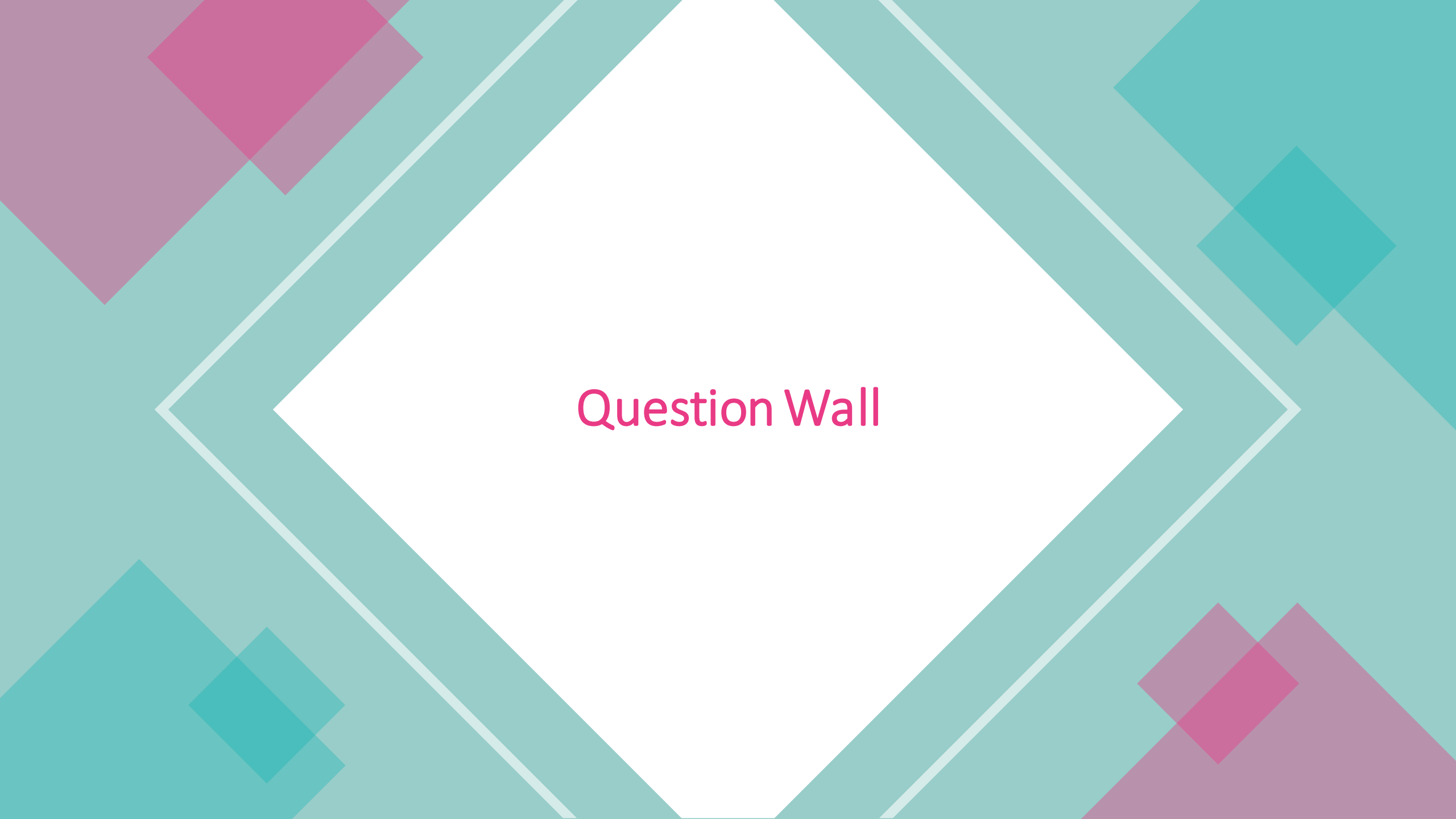


CITY OF VINCENT

Claisebrook Planning Framework

Summary of the Community Visioning Workshop held on 8 December 2022





Question Wall

When will the Batching Plants leave?

- Under the City's Local Planning Scheme No.2 (LPS 2), the batching plants can operate until 30 June 2024. The 'concrete batching plant' use is considered an 'Additional Use' under LPS 2 which will expire once this date is reached, after which the use is a prohibited (X) use within the 'Mixed Use' zone where both plants are located.

What does 'not decommission the batching plants' mean?

- The City's LPS 2 requires that all operations at the subject sites are to cease on 30 June 2024. However, it does not stipulate that the sites need to be decommissioned by this date. The City expects that as part of any future redevelopment, each site will be decommissioned and the land remediated.

How will the City address parking requirements?

- Any new development within the precinct will be required to meet the parking requirements stipulated in *State Planning Policy 7.3 the Residential Design Codes – Volume 1 & 2*, the *Perth Parking Management Act 1999* with its associated *Perth Parking Policy* and the City's LPP 7.7.1 *Non-Residential Development Parking Requirements*.
- The Precinct Design Guidelines require that a Transport Impact Assessment will also form part of the eventual Precinct Structure Plan.

Will the Batching Plants get another extension?

- A key consideration in the last extension granted to the batching plants to continue their operations was the underdeveloped planning framework in the area. This gave uncertainty regarding the redevelopment potential of the sites.
- It is the City's opinion that the preparation of a Local Planning Policy (LPP), Place Plan and eventual Precinct Structure Plan will demonstrate to the Minister and the State Administrative Tribunal, that the City now has a strategic framework for the area which would show the preferred redevelopment outcomes for Claisebrook and would be at odds with the continued operation of these plants. In accordance with the principles of orderly and proper planning, an extension should then not be granted on these grounds.

Is the City of Vincent prepared to lobby the State for compulsory acquisition of the batching plants?

- The City continues to advocate to the State government for the ceasing of all operations at each concrete batching plant and their relocation.
- The City is not considering advocating for the compulsory acquisition of the two sites.

Who is responsible for Compliance?

- The City's Strategy & Development Directorate is responsible for compliance. This directorate includes Planning, Building and Environmental Health who can pursue compliance under their relevant pieces of legislation.

Does the City have funding for this project?

- The City has allocated operational funding for the preparation of the LPP and Place Plan.

Can the community lobby as a group to put pressure on Holcim Site?

- The community is welcome to discuss these matters with the relevant Minister or local member of parliament. In addition, the City is happy to facilitate any conversation between the community and the relevant members of parliament.

Is the City in discussion with Hanson to find a new site?

- The City is in discussion with Hanson regarding the relocation of the batching works and to ensure the redevelopment of the site aligns with what the City envisages for the site

Will we provide a copy of the SWOT to the public & does this include a Retail needs assessment?

- The City will be attaching its context analysis of the area as an appendix to the finalized Local Planning Policy and Place Plan. This will include the strengths, weaknesses, opportunities and threats analysis (known as a SWOT analysis)
- The existing context analysis does not include a Retail Needs Assessment. This may be included in the eventual Claisebrook Precinct Structure Plan if necessary.



Precinct Boundary

- We heard two suggestions for the northern boundary, either at Summers Street or at the northern tip of West Parade and Guildford Road
- We also heard the suggestion to include the western side of Lord Street



We asked:

What should be retained in Claisebrook?

You said:



Mature trees are valued and should be retained



Variety of land uses and existing built form, from heritage homes to brick warehouses should be retained as they are vital to the existing character of the area



The existing road network with its one-way streets which help isolate this precinct from the wider City as well as calm traffic



Low scale built form around Gladstone Park



CITY OF VINCENT

What is Missing in Claisebrook?

Hospitality businesses which operate at night

Laneway activation

Cycling infrastructure within the Precinct

Safety measures such as lighting, CCTV and Ranger patrols

Safe crossing point over Lord Street & better wayfinding where Bulwer Street becomes Summer Street

Transport & Movement

We asked:

- How do you move through the area?
- How can we improve movement?
- What is inhibiting movement?



Transport & Movement

You said:

- You enjoy that the precinct is close to the CBD, Swan River and sporting facilities and that it is well serviced by alternative transport options, including the buses on Lord Street, the train and cycling. However, you would like there to be an increase in cycling infrastructure within the precinct and for an east-west bus route that connects the precinct with other centres within the City of Vincent
- You would like to see safe crossing points over Lord Street and for the intersection where Edward Street becomes Claisebrook Road to be modified to increase sightlines for pedestrian, cyclist, and vehicle safety
- You would like the City to review the parking limits throughout the precinct so visitors to the area can easily find a place to park





Public Realm

We asked:

- What do you like about Claisebrook's Public Realm?
- How can we improve the public realm?
- What is constraining the public realm?

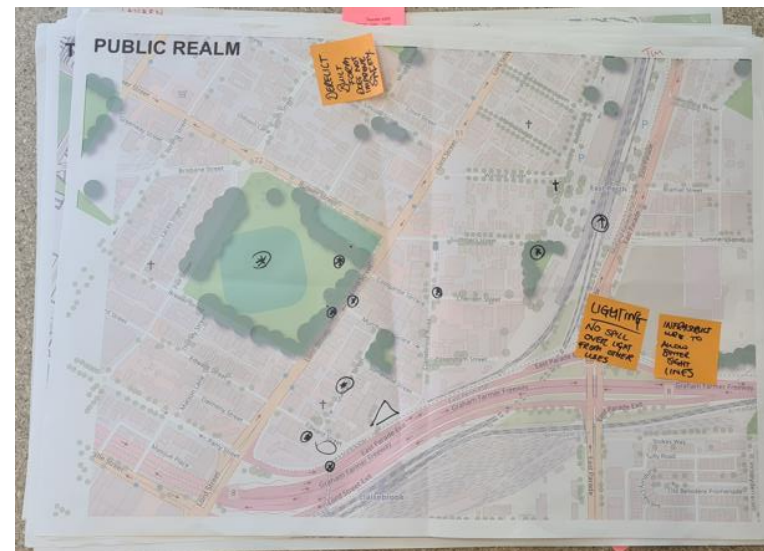
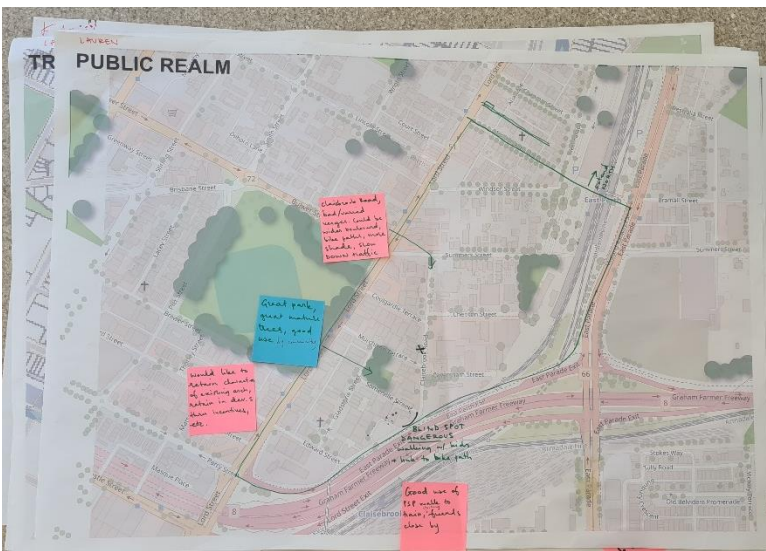
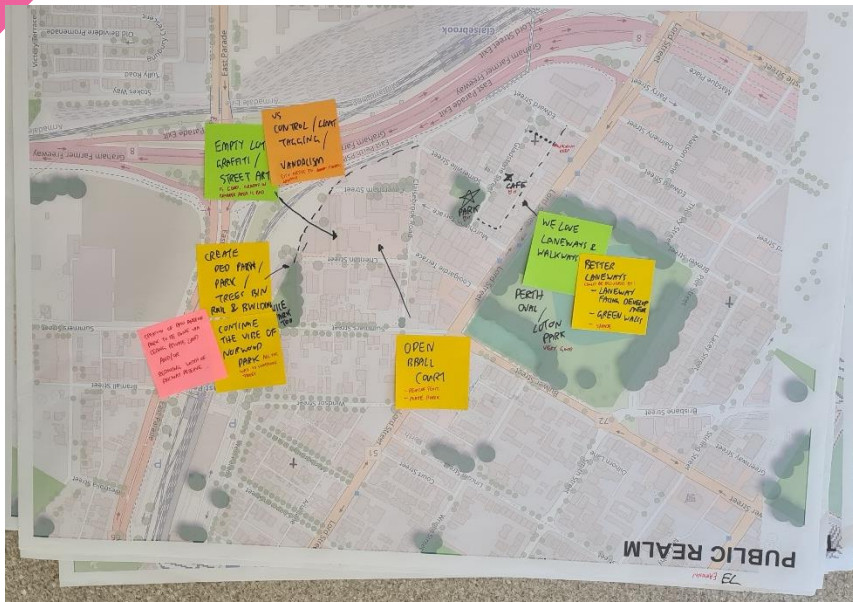


Public Realm

You said:

- Footpaths and roads throughout the precinct should be upgraded with a palette that is unique to the area
- Gladstone Park is the heart of the community, however it requires more investment, with further seating and lighting required, as well as the addition of a basketball or volleyball court to activate the space further.
- The City should attract new hospitality businesses to operate within Claisebrook to create a night-time economy
- There needs to be an increase in street and park lighting to help the precinct become safe after dark





Built Form & Development

We asked:

- How should Claisebrook develop?
- What character should be retained?
- How diverse should it be?
- What don't you want to see?

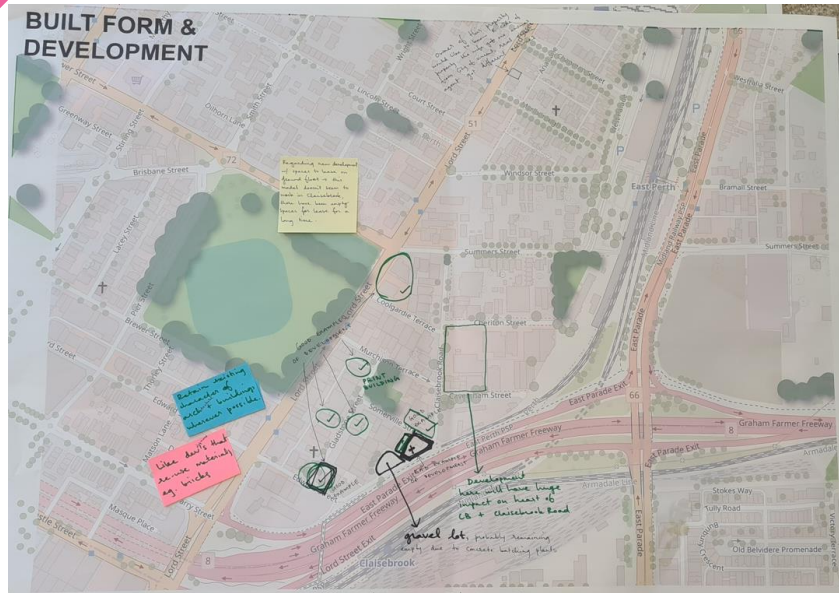


Built Form & Development

You said:

- You wish to see certain warehouse developments retained and adapted for future use and for heritage buildings afforded protection
- New developments should reference the area's past, with a good example being the development on 123 Claisebrook Road
- There is widespread support for the removal of the Batching Plants from the precinct, as they are holding back the revitalisation of Claisebrook
- Large developments should be located around the edges of the precinct, with the immediate area around Gladstone Park being a low scale environment





Next Steps

- The project team will be analysing the results from the consultation survey and the Visioning Workshop and will commence the preparation of a Local Planning Policy to guide the planning outcomes of Claisebrook.
- The City will be hosting a Design Workshop on 2 February 2023 to go into greater detail about the built form and public realm provisions to include in the Local Planning Policy. Register for the workshop [here](#):
- Should you have any further questions feel free to contact the project officers below
 - Michael Flanagan - Strategic Planner michael.flanagan@vincent.wa.gov.au
 - Satya Bourgeot – Place Planner satya.bourgeot@vincent.wa.gov.au

