



Summary Document

August 2024

Project Details

The Community Benefit Framework aims to manage public opt-in contribution for developers. It will be required when additional development potential is proposed above the primary height listed in the Leederville Precinct Structure Plan (LPSP).

The contribution may be provided in three ways:

- a monetary contribution, to fund an infrastructure project that will be delivered by the City; or
- an in-kind contribution, delivered by a developer on a development site to the equivalent monetary contribution required; or
- a combination of both.

These contributions will be used to fund upgrades and new facilities for the benefit of current and future local residents, workers and visitors to this area. The new and upgraded community facilities and infrastructure will be over and above the like-for-like replacement or provision of infrastructure that is normally funded by the local government.

The Gap Analysis has identified seven categories can be funded by public benefit contributions, in alphabetical order:

1. Arts and Culture
2. Childcare and Youth
3. Community and Civic
4. Health and Wellness
5. Links and Connections
6. Play Space
7. Public Open Space

The key findings so far regarding the provision of community facilities in Leederville are:

- There is a relatively high provision of community services in Leederville, however, as a Secondary Centre, it services a broad catchment of residents and workers beyond the immediate town centre (LPSP).
- Leederville is facing demand for upgrade of an existing play space to a district level play space.
- There are identified gaps in the provision of some arts and culture facilities, however the nearby Pickle District in West Perth caters for many of the studio, artist, gallery and maker spaces, so links between this area and the town centre should be improved. The town centre can instead focus on continuing its strong events and street art identity.
- While Leederville is well-served by public transport, additional pedestrian and cyclist connections would strengthen the movement network and increase the accessibility of community facilities and public open space.
- Improving and upgrading pedestrian amenity and laneways will also help to improve the movement network.
- There is the opportunity to co-locate some community services together in the town centre – e.g. library, youth centre, community garden, outdoor events space.

The list of potential projects was based on the priorities identified in previous community and stakeholder engagement as well as City studies, assessments and plans. A **community needs assessment** was also undertaken to inform preparation of the plan.

How have these projects been determined so far?

A 'Community Needs Analysis' or CNA has been undertaken for the Leederville Town Centre to help determine what the current and future needs of the area may be. This includes:

- Looking at the current provision of community infrastructure within Leederville (or nearby)
- Assessing this against industry best-practice guides
- Determining where the gaps are now, and what they may be into the future
- Assessing where the priorities are based on demographic trends, current state of the infrastructure (is it at or nearing end of life), and where it has already been identified (and informed by community)

We are now looking for feedback on the identified priority projects to ensure that the community's desire for infrastructure has been considered in the final outcome.

The projects so far have been identified from:

- Leederville Town Centre Place Plan (2021)*
- Humans Moving (2024)
- Leederville Social Infrastructure Study (2020)*
- City of Vincent Arts Plan 2023 – 2027*
- City of Vincent Public Open Space Strategy (2018)*
- City of Vincent Innovate RAP 2022 – 2024*
- Leederville Connect UX (2020)*
- Leederville Connect UX2 (2020)*
- City of Vincent Bike Plan 2023 – 2028*
- City of Vincent Thriving Places Strategy 2023 – 2028*
- Youth Action Plan 2020 – 2022*

Note that the projects above identified with an asterisk* were informed by community consultation and feedback.

The most comprehensive best-practice industry guide for community facility provision has been prepared by Parks and Leisure Australia WA (PLAWA), a peak member-based industry body. The ***'Western Australia Guidelines for Community Infrastructure'*** (July 2020) publication provides recommendations for the rate of provision of facilities (against population numbers) and the means of considering future community facility needs. This has been used as the basis for assessing provision, whilst considering the context and other aspects of Leederville to inform the true gaps (or forecast gaps) in provision.

What are the priority projects for Leederville Town Centre?

So far, the priority projects identified for Leederville Town Centre include (listed in alphabetical order by category and facility type):

Category	Facility Type	Description	Current Identified Priority
Advocacy	Streetscape upgrades and laneways	Leederville Station Upgrade	High
	Streetscape upgrades and laneways	Re-route Bus No. 15 around the perimeter of the town centre	High
	Cycling facility	Improve bike parking at/nearby Leederville Station	High
Arts and Culture	Aboriginal meeting place	Dedicated meeting / yarn space	Medium
	Amphitheatre or other outdoor performance facility	Upgrade Leederville Village Square (lighting, power, signage etc.) for outdoor events	High
	Amphitheatre or other outdoor performance facility	Storage facility for outdoor events	High
	Art gallery	Open gallery style space for local artists (only if not provided in the Pickle District)	Low
	Art gallery	Legal laneway for street artists allocated for street art	High
	Artist studios / makers space	Reduced fee studios and maker spaces (only if not provided in the Pickle District)	Low
	Artist studios / makers space	Space for local artists in residence (only if not provided in the Pickle District)	Low
	Arts and cultural centre	District level art and cultural facility, including youth facility (i.e. HQ) integrated in the town centre	Medium
	Community and performing arts	Multi-functional shared use performing arts facility co-located in community facilities.	Medium
	Heritage facility	Signage and interpretation for sites of historical importance within the town centre, including the display of Aboriginal names of places in consultation with Noongar Elders.	High
	Heritage facility	Commission a significant Noongar artwork in a prominent location	High
	Public art	Large-scale temporary art installation	Low
	Playgroup	Space for playgroups	Medium
Community and Civic	Affordable housing	Dwellings for low-to-moderate incomes	Low
	Community garden	Establish a community garden, with ongoing management support	High
	District Community Centre	Relocation or development of community centre. This could include library and youth facilities	Medium
	Other	Implement Smart City infrastructure	Low
	Outdoor meeting place	Purpose-built outdoor events space with storage and power outlets	Medium

Category	Facility Type	Description	Current Identified Priority
	Services	Zero carbon energy to the wider suburb	Low
	Support services	Short-stay or crisis accommodation, food supplies, clothing, blankets etc.	Low
Health and Wellness	Aerobics / fitness / gym	Additional fitness facilities in the town centre	Medium
Links and Connections	Streetscape upgrades and laneways	Improve Leederville Parade with pedestrian and cyclist upgrades – increase safe crossing points, continuous green median, connect with the Principal Shared Pathway (PSP) network	High
	Streetscape upgrades and laneways	Improve Loftus Street pedestrian and cyclist crossings to increase access to North and West Perth	High
	Streetscape upgrades and laneways	Improve connection to Lake Monger through intersection upgrades (for pedestrian crossings), landscape, lighting, artwork etc.	High
	Streetscape upgrades and laneways	Improve pedestrian crossing points on Vincent Street	High
	Streetscape upgrades and laneways	Improve pedestrian and cyclists connections and way-finding between the town centre and the Pickle District	High
	Streetscape upgrades and laneways	Way-finding and signage upgrades within the town centre	High
	Streetscape upgrades and laneways	Improve lighting in laneways and public areas within the town centre	High
	Streetscape upgrades and laneways	Designate pick-up points for on-demand vehicles (e.g. Uber, taxis) and delivery bays	High
	Streetscape upgrades and laneways	In partnership with landowners, upgrade the WaterCorp drainage corridor as a pedestrian link with landscaping, play, interpretation etc.	High
	Streetscape upgrades and laneways	Improve Avenue Car Park Laneway	High
	Streetscape upgrades and laneways	Various streetscape upgrades	High
	Streetscape upgrades and laneways	Improve the laneway between Oxford Street and 663 Newcastle Street	High
	Streetscape upgrades and laneways	Plant trees along streets and paths in the town centre	High
	Streetscape upgrades and laneways	Provide North-South laneway / pedestrian links between major roads (Vincent and Newcastle, Newcastle and Leederville Parade)	High
	Cycling facility	Improve Oxford St cycle route with protected or segregated cycle lanes	High
	Cycling facility	Include a cycling lane on Vincent St, connecting to the PSP path	High
	Cycling facility	Increase bike parking in the town centre	High

Category	Facility Type	Description	Current Identified Priority
	Trails	Develop walking trails between all identified Aboriginal Significant Sites	High
Play space	District play space	Upgrade a play space to a district playground, with spaces for various age groups and inclusive of a specialty / all abilities sensory park	High
	Incidental Play	Include incidental play equipment within streetscape upgrades	High
	POS upgrades	Upgrade and / or expand Oxford Street Reserve and Skate Park	High
	POS upgrades	Provision of new public toilets with universal access design within the town centre	High
	POS upgrades	Connect existing open spaces (with green links, signage etc.)	High

Is a Public Benefit Contribution a ‘Development Contribution Plan’?

A Public Benefit Contribution is not a Development Contribution Plan.

A Development Contribution Plan is an established planning tool used to fund the provision or upgrade of essential infrastructure or facilities which are driven by demand from population growth and new development.

Public benefit contributions will be used to fund new and upgraded community facilities and infrastructure that are over and above the like-for-like replacement or provision of infrastructure that is normally funded by the local government.

When will a public contribution be required?

Where a proposal exceeds the acceptable height limits stipulated in the Leederville Precinct Structure Plan (LPSP), the proponent will be required to provide a public benefit contribution.

This can either be through an on-site contribution (such as the provision of a community space) or an in-kind monetary contribution which is to be deposited into a municipal fund.

All public benefit contributions collected by the City are to be within the LPSP boundaries.

We want to hear from you!

We are seeking your help and feedback on the identified priority projects to ensure that the community’s desire for infrastructure will be considered in the final outcome, based on what we have uncovered in the project so far. We want to understand what is of most value to you.

We would like you to help prioritise the list of potential projects. Your responses will help inform the order in which the projects are delivered when public benefit contribution funds are received.

What are the next steps?

All responses received will be analysed and the City will develop a Community Benefit Framework Project List.

The City will be engaging a quantity surveyor to provide costings of those benefits identified through community consultation and the community needs analysis. This information will inform the development of the Community Benefit framework which is to be included in draft Leederville Precinct Structure Plan. These draft documents will be advertised to the community late 2024.